



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

July 15, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROPOSITION 218 BALLOT – THE CITY OF LOS ANGELES GREATER CHINATOWN BUSINESS AND COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT (PBID) (FIRST DISTRICT) (3 VOTES)

SUBJECT:

This action recommends support for the modification and expansion of the Chinatown Business and Community Benefit Business Improvement District (District) in the City of Los Angeles (City) for a two-year period at an estimated initial annual cost to the County of \$35,400.

IT IS RECOMMENDED THAT YOUR BOARD:

Support the community based effort to modify and expand the District to provide enhanced services, including landscaping, maintenance and sidewalk cleaning, trash collection, marketing and promotions, business interest advocacy, and security services within the PBID at an annual cost to the County of approximately \$35,400, and direct the Chief Executive Officer to cast the ballot in support of the property assessments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Support for the proposed modified and expanded District will allow enhanced services and activities, including maintenance, beautification, marketing, security, economic growth and advocacy administration to additional parcels that will contribute to the revitalization of the greater Chinatown area.

The proposed modified and expanded District will contain various County-owned parcels operated by ISD-Purchasing and Contract Services (ISD) as identified in Attachment A.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

"To Enrich Lives Through Effective And Caring Service"

*Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only*

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we ensure the quality of life through community services that meet the needs of the specific community (Goal 6) and enhance community beautification and the well-being of all residents. Support for the benefit assessments against these County properties to increase servicing and maintenance of public common areas and street frontage fills an identified need and supports these strategies.

FISCAL IMPACT/FINANCING

Should the establishment of the proposed modified and expanded District be successful, the first year total assessment for the expanded District beginning January 1, 2009 is estimated to be \$1,242,585. This includes \$988,750 from the original District and \$243,835 from parcels that will be added to the modified and expanded District. The total annual assessments on the various County properties included in the modified and expanded District will be approximately \$35,400, or approximately 3 percent of the District's total annual assessment. This cost will be paid by the Rent Expense budget and charged to ISD. Sufficient funding will be included in the proposed fiscal year (FY) 2008-09 budget to service the required appropriations. Thereafter, the annual assessments may be adjusted for any increases in the Consumer Price Index not to exceed 5 percent annually, normal Southern California Edison Company energy increases, or by a re-balloting of property owners.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

With the passage of Proposition 218, property owned by government agencies became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

Local property owners petitioned the Los Angeles City Council to commence proceedings to secure property owner approval for the establishment of the expanded and modified District. If established, the proposed modified and expanded District will have a two-year term commencing January 1, 2009, and expiring on December 31, 2010. The City Council has scheduled a public hearing on this matter for July 29, 2008.

The Honorable Board of Supervisors
July 15, 2008
Page 3

The method of assessment is determined by linear foot, or in combination with gross square footage of non-residential structures, plus gross square footage of lot size. The County parcels, as well as the City of Los Angeles, the Los Angeles Unified School District, and some privately owned parcels, are in Zone 3 and the assessments are determined by street frontage linear feet.

The CEO has determined that the services to be financed by the District will be of sufficient benefit to warrant your Board's support, and therefore, recommends that you direct the CEO to complete the petition as supporting the formation of the modified and expanded District, and direct the CEO to cast any subsequent ballots in support of the property assessments.

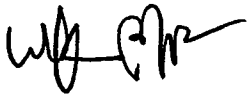
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Support for this benefit assessment will assist in the revitalization of the greater Chinatown neighborhood by providing enhanced landscaping, maintenance, sanitation, beautification services, marketing and promotions, business interest advocacy, and security services.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DL:JSE
WLD:RC:ns

Attachment

c: County Counsel
Auditor-Controller
ISD-Purchasing & Contract Services

ATTACHMENT A

**GREATER CHINATOWN NEIGHBORHOOD
PROPERTY BUSINESS IMPROVEMENT DISTRICT
(CALENDAR YEAR 2009)**

<u>COUNTY-OWNED FACILITIES</u>	<u>ASSESSMENT FEE</u>
1. APN 5408-025-900, 5408-026-903 & 5408-027-902 PARKING LOT DOWNTOWN MULTI-DEPT LOT 45) 725 NORTH SPRING STREET, LOS ANGELES 90012	\$14,011.20
2. APN 5408-028-908, 909 & 910 PARKING/MAINT GARAGE (ALAMEDA STREET GARAGE) 1055 NORTH ALAMEDA STREET, LOS ANGELES 90012	21, 369.60
	<hr/> \$35,380.80 <hr/>

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

OFFICE OF
CITY CLERK
ADMINISTRATIVE SERVICES

ROOM 224, 200 N. SPRING STREET
LOS ANGELES, CALIFORNIA 90012
(213) 978-1099
FAX: (213) 978-1107
TDD/TTY (213) 978-1132

HOLLY L. WOLCOTT
DIVISION HEAD

June 9, 2008

**NOTICE OF PUBLIC HEARING TO MODIFY, EXPAND, & RENAME
THE LOS ANGELES CHINATOWN PROPERTY-BASED
BUSINESS IMPROVEMENT DISTRICT**

Notice is hereby given that the City Council of the City of Los Angeles will hold a public hearing to determine whether to modify, expand, & rename the Los Angeles Chinatown property-based Business Improvement District ("District").

The public hearing will be held on:

**Tuesday, July 29, 2008
10:00 a.m.
John Ferraro Council Chamber
Room 340
City Hall, 200 North Spring Street
Los Angeles, California 90012**

The public hearing will begin at 10:00 a.m. or as soon thereafter as this matter may be heard. At the public hearing, the City Council will hear all persons for or against the modification of the District. At the close of the public hearing, the City Clerk will tabulate the assessment ballots for the District and report the results to the City Council. Depending on the result of the tabulation, and the protests made, the City Council may consider adopting an ordinance modifying the District.

Included with this notice are 1) a copy of the proposed modified Management District Plan for the District; 2) a copy of the supporting Engineer's Report; 3) the Ordinance of Intention to Modify the District; 4) a letter from the Advisory Board of the District which summarizes the proposed modifications to the District; 5) an Assessment Ballot; and 6) a copy of the Procedures for Completion, Return, and Tabulation of Assessment Ballot.

To complete the Assessment Ballot, the property owner should do the following: (1) verify that the information on the ballot is correct; (2) indicate his or her decision to either approve or disapprove of the District assessment by marking an "X" or other verifiable mark in the appropriate place; (3) sign the ballot; and (4) insert the completed ballot into the secrecy envelope, place inside the return envelope, and return it to:

Office of the City Clerk
200 North Spring Street
Room 224
Los Angeles, CA 90012

Completed ballots may be returned to the City Clerk by mail or in-person. **The ballot must, however, be received by the City Clerk prior to the close of the public hearing.** The ballots will be weighed according to the proportional financial obligation of the affected property.

The City Council will not modify the Management District Plan if there is a majority protest. All written and oral protests are tabulated with the results of the assessment ballot vote to determine if a majority protest exists. A majority protest exists if, at the conclusion of the public hearing, protests against the proposed modifications to the District are received from property owners in the District who pay more than fifty percent (50%) of the total assessment and protests are not withdrawn so as to reduce the protest level to less than that fifty percent (50%) of the total assessment.

Any person having a question or comment regarding the City Council hearing proceedings or the proposed modifications, may telephone the Special Assessments Section of the City Clerk's Office at (213) 978-1099 [facsimile (213) 978-1130] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

Council File 08-1300

Council District 1



CHINATOWN

BUSINESS IMPROVEMENT DISTRICT

The budget is anticipated to be \$ 1,242,585.49 in the expanded modified District in Fiscal Year 2008. This expanded and modified budget includes \$ 988,750.25, from the original Los Angeles Chinatown BID and \$ 243,835.24 from parcels that have been added to the modified and expanded District.

KIM ALAN BENJAMIN

President

LaeRoc Partners

WILSON TANG

Vice President

Cathay Bank

CHRISTINA KAN

Vice President

Pacific Alliance Medical Center

JASON FUJIMOTO, Secretary

Moy & Associates, LLC

AL SOO-HOO, Treasurer

West Plaza Property Owner

PATRICK LEE

Former President

939 College LLC

LAWRENCE BOND

Blossom Plaza

RAYMOND CHEUNG

Great Wall Hotel, Inc.

DR. BIL CHUNG HOON

Friends of Chinatown Library

DE YOUNG KIM

Dynasty Center

DAVID F. LEE

Central Plaza Property Owner

SHERWOOD LEE

West Plaza Property Owner

VIVIENNE LEE

Citibank

MARSHALL LEW

First Chinese Baptist Church

LAWRENCE L. LUE

Chinatown Service Center

JAMES OSTERLING

711 Broadway

TONY OUN

L.A. New Chinatown Corporation

NANCY YEE

Chinese American Citizens Alliance

GEORGE YU

Executive Director

Macco Investments Corp.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Modification 4:

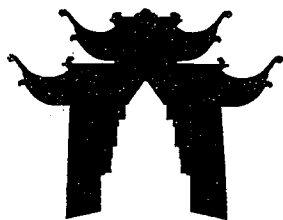
Approval of Expansion Area and district modification:

The District modification requires a submission of petitions from property owners representing at least 30% of the total assessments. Due to the unique nature of the combining of the existing district and merging it with an expansion area, petitions will only be required from the expansion parcels, totaling 30% of the weight of the expansion area or \$ 73,150.57. (\$243,835.24 of the expansion area total assessments times thirty per cent equals \$ 73,150.57). Once the petitions representing \$73,150.57 from the expansion area parcels have been submitted to the City Clerk's office, the Los Angeles City Council may adopt an Ordinance of Intention to modify the District and mail out ballots to all affected property owners. The District is formed if the weighted majority of all returned ballots support the District modification and if the City Council approves the modification and expansion.

Modification 5:

Adoption of Revised Engineer's Report

The District modification requires a new Engineer's Report from a state registered and certified professional engineer. A new Engineer's Report has been completed which verifies, among other things, the special benefit received by each individual parcel and the rate of assessment per parcel. This new report is added to the Management District Plan as "Attachment 1".



CHINATOWN

BUSINESS IMPROVEMENT DISTRICT

There are four basic categories of special benefit services that will be funded with this modified and expanded assessment district:

1. *Sidewalk Operations and Beautification*: this includes all sidewalk cleaning services, graffiti removal, security services and management and beautification;
2. *District Identity* (Marketing and Promotions)
3. *Administration and Corporate Operations*
4. *Contingency/City Fees/Reserve*

Source or Method of Financing and Benefit Zones:

The basis of funding shall be through special benefit assessments levied on real property throughout the district accompanied with various assessment methodologies employed through benefit zones.

There shall be three benefit zones within the proposed expanded modified district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the respective areas. Linear frontage will be assessed on all sides.

Projected Annual Costs for First Year of the Greater Chinatown Business and Community Benefit District by Benefit Zone:

Table 1- A

Benefit Zone	Linear Frontage First Year Annual Costs	Lot Square Footage First Year Annual Costs	Building Square Footage First Year Annual Costs
1	\$ 21.00	\$ 0.150255	\$ 0.21
2	\$ 16.80	\$ 0.120204	\$ 0.168
3	\$ 16.80	\$ 0.00	\$ 0.00
(Assessed on all sides of the parcel that front along streets, included in the district, except those parcels east of Alameda Street/North Spring Street which will be assessed on the Alameda Street/North Spring Street side only).			

First Year Annual Budget:

KIM ALAN BENJAMIN
President

LaeRoc Partners

WILSON TANG

Vice President

Cathay Bank

CHRISTINA KAN

Vice President

Pacific Alliance Medical Center

JASON H. UEMOTO, Secretary

Moy & Associates, LLC

AL SOO-HOO, Treasurer

West Plaza Property Owner

PATRICK LEE

Former President

939 Collins LLC

LAWRENCE BOND

Blossom Plaza

RAYMOND CHEUNG

Great Wall Restaurant Inc.

DR. BILL CHUNG HOON

Friends of Chinatown Library

DE YOUNG KIM

Dynasty Center

DAVID F. LEE

Central Plaza Property Owner

SHERWOOD LEE

West Plaza Property Owner

VIVIENNE LEE

Citibank

MARSHALL LEW

First Chinese Baptist Church

LAWRENCE J. LUE

Chinatown Service Center

JAMES OSTERLING

711 Broadway

TONY QUON

L.A. New Chinatown Corporation

NANCY YEE

Chinese American Citizens Alliance

GEORGE YU

Executive Director

Macco Investments Corp.



CHINATOWN

BUSINESS IMPROVEMENT DISTRICT

Modification 2:

Boundaries:

The Greater Chinatown Business and Community Benefit District including the assessed properties in the existing Los Angeles Chinatown Business Improvement District and the parcels in the proposed expansion area. The following description is provided for the expansion area.

Western Boundary

Beginning at the intersection of Figueroa Terrace and College Street, expansion area including APN 5406-028-013 and properties one-parcel deep along both sides of College Street to the West of the 110 Freeway; continuing on College Street from the East of the 110 Freeway including properties one-parcel deep to the intersection of College Street and Adobe Street; continuing on College Street including APN 5407-009-001 on the south side of College between Adobe Street and Cleveland Street; including all parcels in the block bounded by College Street, Yale Street, Alpine Street, and Cleveland Street; continuing east on College Street including APN 5408-033-904 which is the Los Angeles Unified School District's Castelar Elementary School that is situated on College Street and mid-block on Hill Street, Alpine Street, and Yale Street; continuing South at the intersection of Yale Street and Alpine Street include APN 5407-023-023, -024, -025, -026, -027, APN 5407-023-008, and all parcels fronting the Westside of Yale Street between Alpine Street and Ord Street; continuing at the intersection of Ord Street and Hill Place include all parcels fronting the southside of Ord Street between Hill Place and Teed Street.

Eastern Boundary

The block bounded by Alpine Street, North Spring Street, Ord Street, and New High Street which contain APNs 5408-026-902, -903, -900 are to be included in the eastern boundary; the block bounded by Alpine Street, Alameda Street, Ord Street, and North Spring Street which contain APNs 5408-038-909, -910 are to be included in the eastern boundary; continuing north along Alameda Street including properties one-parcel deep only fronting the eastside of Alameda Street between the corner of Main Street and Alameda Street to Llewellyn Street and APN 5409-006-030 on the corner of Llewellyn Street and Alameda Street.

Northern Boundary

Beginning at the intersection of North Broadway and Bernard Street, East on Bernard Street including properties one-parcel deep fronting the northside of Bernard Street to Doyle Place; continuing at the intersection of Hill Street and Bernard Street including properties one-parcel deep fronting the southside of Bernard Street; continuing at the intersection of Bernard Street and Yale Street including properties one-parcel deep fronting the eastside of Yale Street; continuing mid-block on Yale Street on the Westside of Yale Street including properties one-parcel deep fronting the Westside of Yale Street moving north to the intersection of Yale Street and Bernard Street; continuing on Bernard Street to Adobe Street including properties one-parcel deep fronting the eastside of Adobe Street.

Modification 3:

Budget:

KIM ALAN BENJAMIN

President

LaeRoc Partners

WILSON TANG

Vice President

Cathay Bank

CHRISTINA KAN

Vice President

Pacific Alliance Medical Center

JASON FUJIMOTO, Secretary

Moy & Associates, LLC

AL SOO-HOO, Treasurer

West Plaza Property Owner

PATRICK LEE

Former President

939 College LLC

LAWRENCE BOND

Blossom Plaza

RAYMOND CHEUNG

Great Wall Estate Inc.

DR. BILL CHUNG HOON

Friends of Chinatown Library

DE YOUNG KIM

Dynasty Center

DAVID F. LEE

Central Plaza Property Owner

SHERWOOD LEE

West Plaza Property Owner

VIVIENNE LEE

Citibank

MARSHALL LEW

First Chinese Baptist Church

LAWRENCE LUE

Chinatown Service Center

JAMES OSTERLING

711 Broadway

TONY OTON

LA North Chinatown Corporation

NANCY YEE

Chinese American Citizens Alliance

GEORGE YU

Executive Director

Macro Investments Corp.



CHINATOWN BUSINESS IMPROVEMENT DISTRICT

April 3, 2008

KIM ALAN BENJAMIN
President
LaeRoc Partners

WILSON TANG
Vice President
Catbay Properties

CHRISTINA KAN
Vice President
Pacific Alliance Medical Center

JASON FUKUMOTO, Secretary
Moy & Associates, LLC

AL SOO-HOO, Treasurer
West Plaza Property Owner

PATRICK LEE
Former President
939 Colton, LLC

LAWRENCE BOND
Blossom Plaza

RAYMOND CHEUNG
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DR. BILL CHUNG HOON
Friends of Chinatown Library

DE YOUNG KIM
Dynasty Center

DAVID F. LEE
Central West Property Owner

SHERWOOD LEE
West Plaza Property Owner

VIVIENNE LEE
Citibank

MARSHALL LEW
First Church Baptist Church

LAWRENCE L. LUE
Chinatown Service Center

JAMES OSTERLING
711 Broadway

TONY OUN
LA New Chinatown Corporation

NANCY YEE
Chinese American Citizens Alliance

GEORGE YU
Executive Director
Macco Investments Corp.

Ms Holly Wolcott
City Clerk, Special Assessments Division
City Hall, Room 360
200 N. Spring Street
Los Angeles, CA 90012

RECEIVED
APR 07 2008
ADMIN. SVCS.
SPECIAL ASSESS

Re: Modification to the Los Angeles Chinatown Business Improvement District

Dear Ms. Wolcott:

The Advisory Board of the Los Angeles Chinatown Business Improvement District, adopted by the LA City Council in August 2000, respectfully requests that the City Council make the following modifications to the BID's Management District Plan to accommodate an expansion of the district's boundaries and services. Please see attached summary of changes.

In addition to these requested modifications to the Management District Plan, the Advisory Board also requests that the City Clerk amend the current administration contract with the LA Chinatown Business Council as needed to meet any legal requirements of administering services to the modified District.

The Advisory Board of the Los Angeles Chinatown Business Improvement District BID approved these proposed modifications of the Management District Plan on **April 3, 2008**. A copy of the modified Management District Plan is attached.

Thank you for your time and consideration.

Sincerely,

LOS ANGELES CHINATOWN BUSINESS IMPROVEMENT DISTRICT

Kim Benjamin
President, Advisory Board

Attachment

cc: Honorable Councilman Ed Reyes, Council District 1

Modification 1:

Name of the District:

The official name of the Los Angeles Chinatown Business Improvement District will be changed to The Greater Chinatown Business and Community Benefit District under the modified District.

City of Los Angeles
Office of the City Clerk
Administrative Services Division
Special Assessments Section
200 North Spring Street, Room 224
Los Angeles, CA 90012

ASSESSMENT BALLOT TO FORM THE
Greater Chinatown Business and Community Benefit BID
PROPERTY BASED BUSINESS IMPROVEMENT
(Pursuant to Section 53753 of the California Government Code)

Legal Owner: COUNTY OF LOS ANGELES

When voting,
please mark
'X' clearly.
Mark one
box only.

☐

Yes.

I approve of the establishment of the Greater Chinatown Business and Community Benefit BID property based Business Improvement District, which will result in the assessment of the amount indicated below, on the parcel(s)

☐

No.

I disapprove of the establishment of the Greater Chinatown Business and Community Benefit BID property based Business Improvement District.

Property Owner's Name
Property Owner's
or Duly Authorized Signature

Title

Date

Please place the assessment
ballot inside the secrecy envelope
and then into the return envelope
and submit to:

Office of the City Clerk
Special Assessments Section
200 N. Spring Street, Room 224
Los Angeles, CA 90012
Facsimile: (213) 978-1130

APN	Property Address	Proposed Assessment	%
5408-025-900	725 N SPRING ST	\$2,352.00	0.1892%
5408-026-903	739 N SPRING ST	\$7,610.40	0.6124%
5408-027-902	747 N SPRING ST	\$4,048.80	0.3258%
5408-028-908	1055 N ALAMEDA ST	\$1,680.00	0.1351%
5408-028-909	1055 N ALAMEDA ST	\$15,254.40	1.2275%
5408-028-910	1055 N ALAMEDA ST	\$4,435.20	0.3569%
Total Amount and %		\$35,380.80	2.8469%

PROCEDURES FOR COMPLETION, RETURN, AND TABULATION OF THE ASSESSMENT BALLOT

The property owner should complete the attached assessment ballot. An explanation of who may complete the assessment ballot on behalf of the property owner is provided.

To complete the assessment ballot process, property owners must complete the following steps.

- Verify that the parcel number(s), legal owner's name, legal owner's address, and site address listed on the assessment ballot are correct. If any of these items are not correct, please contact this office at (213) 978-1099.
- Review the two assessment ballot options to approve or disapprove the Greater Chinatown Business and Community Benefit Business Improvement District PBID assessment.
- Mark your option to approve or disapprove of the proposed assessment.
- Sign the assessment ballot.
- Place the completed assessment ballot in the secrecy envelope and place the secrecy envelope in the return envelope.
- Submit return envelope with assessment ballot inside to the City of Los Angeles.

Assessment ballots may be submitted in the following manner:

- ☐ By Mail: 200 N. Spring Street Room 224, Los Angeles CA 90012
- ☐ By Facsimile: (213) 978-1130
- ☐ In Person: John Ferraro Council Chamber, Room 340, City Hall. 200 N. Spring Street, Los Angeles, California, 90012. Please note: Ballot must be submitted prior to the close of the public hearing scheduled to consider this matter. The date, time, and place of the hearing are included in the accompanying hearing notice.

Ballots will be weighted according to the financial obligation of the owners of the affected properties.

WHO MAY COMPLETE THE ASSESSMENT BALLOTS

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the ballot may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., signed by the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer) or pursuant to the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife as community property, both must sign the assessment ballot.

In the event that more than one of the record owners of an identified parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown of record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code section 53753(e)(l))

ORDINANCE NO. 179917

An Ordinance of Intention to modify the Management District Plan for the Chinatown Business Improvement District (Chinatown BID).

WHEREAS, on August 15, 2000, the City Council, acting pursuant to the Landscaping, Security, Programming and Maintenance District Ordinance (Division 6, Chapter 9, Los Angeles Administrative Code), adopted Ordinance No. 173,484, which established the Chinatown BID and approved its Management District Plan; and

WHEREAS, Los Angeles Administrative Code Section 6.618 authorizes the City Council to initiate proceedings to modify the Management District Plan upon the written request of the District's Advisory Board; and

WHEREAS, the Chinatown BID Advisory Board requested that the City Council initiate proceedings to modify the Chinatown BID's Management District Plan; and

WHEREAS, the Los Angeles Chinatown Business Council, a not-for-profit California corporation, has prepared and filed proposed modifications to the Management District Plan.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DECLARATION.** Pursuant to the provisions of Los Angeles Administrative Code Section 6.618, the City Council hereby declares its intention to modify the Chinatown BID Management District Plan.

Sec. 2. **PROPOSED MODIFICATIONS TO THE MANAGEMENT DISTRICT PLAN.** The proposed modifications to the Chinatown BID Management District Plan are detailed in the proposed 2008 revision to the Plan, which is included in Council File No. 08-1306. The modifications include, but are not limited to: changing the name of the District from Chinatown Business Improvement District to the Greater Chinatown Business and Community Benefit District, expanding the District boundaries, and additional changes to the Plan's sections addressing improvements, activities, expenses, and services.

Sec. 3. **PUBLIC HEARING.** The City Council will hold a public hearing on JUL 29 2008, 2008, at 10 a.m., or as soon thereafter as Council business permits, and on any days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, the City Council will consider adopting an ordinance modifying the Chinatown BID's Management District Plan. The City Council will also hear all persons

for or against the proposed modifications to the Chinatown BID's Management District Plan.

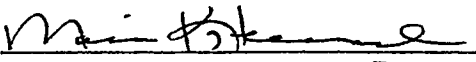
Sec. 4. **NOTICE OF HEARING.** The City Clerk shall give notice of the public hearing by mailing, by first-class mail, a copy of this Ordinance of Intention, together with a copy of the proposed revisions to the Management District Plan, to the record owner of each parcel within the Chinatown BID. Notice shall be given at least 45 days before the public hearing date. In addition, the City Clerk shall publish this ordinance in a newspaper of general circulation in the City of Los Angeles at least seven days prior to the public hearing date.

Sec. 5. **MAJORITY PROTEST.** The City Council will not modify the Management District Plan if there is a majority protest. A majority protest will exist if, at the conclusion of the public hearing, written protests against the proposed modifications of the Management District Plan are received from record owners of parcels within the BID who pay more than 50% of the total assessments.

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 28 2008.

KAREN E. KALFAYAN, City Clerk

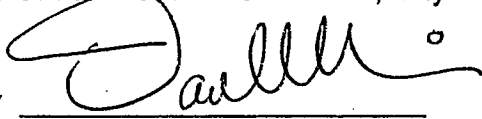
By 
Deputy

Approved MAY 30 2008


Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
DAVID J. MICHAELSON
Chief Assistant City Attorney

Date 4/3/08

Council File No. 08-1300

**THE GREATER CHINATOWN BUSINESS AND
COMMUNITY BENEFIT BUSINESS IMPROVEMENT
DISTRICT
MODIFIED MANAGEMENT DISTRICT PLAN**

**Prepared Pursuant to the
Los Angeles Landscaping, Security, Programming and Maintenance Property
Business Improvement District Ordinance (LSPM BID)
to create an LSPM PBID in Los Angeles, California**

Final Plan

September 21, 2007

**Amended
May 8, 2008**

**Presented by New City America, Inc.
For the Los Angeles Chinatown Business Council
Councilman Ed Reyes
Los Angeles City Clerk's Office**

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Greater Chinatown Business and Community Benefit Business Improvement District Management District Plan formed under the Los Angeles Landscaping, Security, Programming and Maintenance Property Business Improvement District (LSPM PBID) Ordinance.

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Attachment 1:

- I. Registered Professional Engineer's Report

SECTION 1

MANAGEMENT DISTRICT PLAN – EXECUTIVE SUMMARY

The Los Angeles Chinatown Business Improvement District, now called the Greater Chinatown Business and Community Benefit Business Improvement District is modified under the Landscaping Security Programming and Maintenance Property Business Improvement District Ordinance of the City of Los Angeles "Division 6 of the Los Angeles Administrative Code, Chapter 9, and Sections 6.618". The Greater Chinatown Business and Community Benefit District is located within a "special economic incentive zone" as defined in Division 6 of Los Angeles Administrative Code, Chapter 9, Section 6.601.

A "special economic incentive zone" means those areas of the City of Los Angeles ("City"), which have been previously designated as, or subsequently designated as: Los Angeles Neighborhood Initiative areas (LANI), Targeted Neighborhood Initiative areas (TNI); Transportation Oriented Districts (TOD); or are commercial or industrial census tracts with a poverty level of 20% or higher. The district is eligible due to the fact that it contains a poverty level of over 20%.

The area falls into Census Tract 2071 in the County of Los Angeles. The 2000 Federal Government Census Tract report lists Census Tract 2071 with a family poverty status of 23.4. Based upon this official government data, the Greater Chinatown Business and Community Benefit Business Improvement District is considered eligible.

In addition, the District is a designated and City Council approved Transit Oriented District, as it is home to the Chinatown Gold Line Station. Finally, the area has been designated as a Target Neighborhood and thus falls under the TNI status.

Developed by the Los Angeles Chinatown Business Council – this Management District Plan is proposed to continue to improve and provide special benefits to properties located within the boundaries of the current Los Angeles Chinatown Business Improvement District and now in the areas surrounding the existing district, (district formed in 2000). The proposed modified Greater Chinatown Business and Community Benefit Business Improvement District will provide expanded improvements and activities, including maintenance and cleaning, security, beautification and other special programs.

The current Los Angeles Chinatown BID, established in 2000, is a benefit assessment district that has provided improvements and special benefits to real property owners in the existing boundaries of the Los Angeles Chinatown BID. The existing District has provided enhanced services for the past eight years including landscaping, maintenance and sidewalk cleaning, trash collection, improvement of the image of Chinatown, business interest advocacy, marketing and promotions, and security services, (above those currently provided by the City of Los Angeles).

The existing Los Angeles Chinatown BID serves to improve the district, attract new customers to their businesses, increase sales, increase occupancies and enhance the district. The

modified Greater Chinatown Business and Community Benefit Business Improvement District additionally acknowledges the fact that this is a significant residential and ethnic and cultural district with many varied land uses.

The demand for expanded enhanced security, beautification, systematic sidewalk cleaning, responding to the variety of needs of assessed property owners and assessed residents, is the basis for the expansion of the District services to the areas on the periphery of the existing District. If the District modification is unsuccessful during the Proposition 218 ballot procedure, the existing Los Angeles Chinatown BID will still be in place to continue services to the parcels within the existing boundaries until December 31st, 2010.

Boundaries:

The Greater Chinatown Business and Community Benefit Business Improvement District including the assessed properties in the existing Los Angeles Chinatown Business Improvement District and the parcels in the proposed expansion area. The following description is provided for the expansion area.

Western Boundary

Beginning at the intersection of Figueroa Terrace and College Street, expansion area including APN 5406-028-013 and properties one-parcel deep along both sides of College Street to the West of the 110 Freeway; continuing on College Street from the East of the 110 Freeway including properties one-parcel deep to the intersection of College Street and Adobe Street; continuing on College Street including APN 5407-009-001 on the south side of College between Adobe Street and Cleveland Street; including all parcels in the block bounded by College Street, Yale Street, Alpine Street, and Cleveland Street; continuing east on College Street including APN 5408-033-904 which is the Los Angeles Unified School District's Castelar Elementary School that is situated on College Street and mid-block on Hill Street, Alpine Street, and Yale Street; continuing South at the intersection of Yale Street and Alpine Street include APN 5407-023-023, -024, -025, -026, -027, APN 5407-023-008, and all parcels fronting the Westside of Yale Street between Alpine Street and Ord Street; continuing at the intersection of Ord Street and Hill Place include all parcels fronting the southside of Ord Street between Hill Place and Teed Street.

Eastern Boundary

The block bounded by Alpine Street, North Spring Street, Ord Street, and New High Street which contain APNs 5408-026-902, -903, -900 are to be included in the eastern boundary; the block bounded by Alpine Street, Alameda Street, Ord Street, and North Spring Street which contain APNs 5408-038-909, -910 are to be included in the eastern boundary; continuing north along Alameda Street including properties one-parcel deep only fronting the eastside of Alameda Street between the corner of Main Street and Alameda Street to Uewellyn Street and APN 5409-006-030 on the corner of Uewellyn Street and Alameda Street.

Northern Boundary

Beginning at the intersection of North Broadway and Bernard Street, East on Bernard Street including properties one-parcel deep fronting the northside of Bernard Street to Doyle Place; continuing at the intersection of Hill Street and Bernard Street including properties one-parcel deep fronting the southside of Bernard Street; continuing at the intersection of Bernard Street and Yale Street including properties one-parcel deep

fronting the eastside of Yale Street; continuing mid-block on Yale Street on the Westside of Yale Street including properties one-parcel deep fronting the Westside of Yale Street moving north to the intersection of Yale Street and Bernard Street; continuing on Bernard Street to Adobe Street including properties one-parcel deep fronting the eastside of Adobe Street.

Budget:

There are four basic categories of special benefit services that will be funded with this modified and expanded assessment district:

1. *Sidewalk Operations and Beautification:* this includes all sidewalk cleaning services, graffiti removal, security services and management and beautification;
2. *District Identity (Marketing and Promotions)*
3. *Administration and Corporate Operations*
4. *Contingency/City Fees/Reserve*

Source or Method of Financing and Benefit Zones:

The basis of funding shall be through special benefit assessments levied on real property throughout the district accompanied with various assessment methodologies employed through benefit zones.

There shall be three benefit zones within the proposed expanded modified district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the respective areas. Linear frontage will be assessed on all sides.

Projected Annual Costs for First Year of the Greater Chinatown Business and Community Benefit Business Improvement District by Benefit Zone:

Table 1- A

Benefit Zone	Linear Frontage First Year Annual Costs	Lot Square Footage First Year Annual Costs	Building Square Footage First Year Annual Costs
1	\$ 21.00	\$ 0.150255	\$ 0.21
2	\$ 16.80	\$0.120204	\$0.168
3	\$ 16.80 (Assessed on all sides of the parcel that front along streets, included in the district, except those parcels east of Alameda Street/North Spring Street which will be assessed on the	\$ 0.00	\$ 0.00

	Alameda Street/North Spring Street side only).		
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First Year Annual Budget:

The budget is anticipated to be \$ 1,242,662.44 in the expanded modified District in Fiscal Year 2009. This expanded and modified budget includes \$ 1,013,510.39, from the original Los Angeles Chinatown BID and \$ 229,152.05 from parcels that have been added to the modified and expanded District.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

District Modification:

The District modification requires a submission of petitions from property owners representing at least 30% of the total assessments. Due to the unique nature of the combining of the existing district and merging it with an expansion area, petitions will only be required from the expansion parcels, totaling 30% of the weight of the expansion area or \$ 68,745.62. (\$229,152.05 of the expansion area total assessments times thirty per cent equals \$ 68,745.62). Once the petitions representing \$68,745.62 from the expansion area parcels have been submitted to the City Clerk's office, the Los Angeles City Council may adopt an Ordinance of Intention to modify the District and mail out ballots to all affected property owners. The District is formed if the weighted majority of all returned ballots support the District modification and if the City Council approves the modification and expansion.

Duration:

The modified and expanded District shall have a three year term which shall commence on January 1, 2009 and expire on December 31, 2010.

Governance:

The Owner's Association, as defined by Ordinance No. 173167 amending Los Angeles Administrative Code Chapter 9, Sections 6.600 to 6.620 will review the District Budget and policies annually within the limitations of the Management District Plan as defined in Section 6.616 of Chapter 9 of the Administrative Code. Annual and quarterly financial reports will be filed with the City Clerk's office.

An Owners' Association may contract with the City of Los Angeles to implement the improvements and activities and oversee the day-to-day implementation of the Management District Plan as well as submit recommendations to the City on issues including the annual budget, assessment rates and work plan.

Section 2

Business and Community Benefit Business Improvement District Boundaries and District Boundary Map

Boundaries:

In general, the boundaries of the proposed expanded and modified Greater Chinatown Business and Community Benefit Business Improvement District will remain the same as the previously City approved boundaries for the existing Los Angeles Chinatown BID, but will include new areas on the periphery of that District.

The following rationale was used to justify the inclusion and exclusion of various parcels in the modified and expanded Greater Chinatown Business and Community Benefit Business Improvement District.

Parcels fronting on both sides of College Street directly west of Highway 110::

The District Steering Committee has proposed to include the parcels on both sides of the street on the west side of the Highway 110 bridge along College Street up to the east side of Figueroa Terrace. These parcels have been included due to the fact that the Greater Chinatown Business and Community Benefit Business Improvement District Steering Committee seeks to create a system of cleanliness and order on both sides of the bridge. This bridge serves as the primary portal of entry from the west into Chinatown and it is a critical link to this system of cleanliness and public safety. This area has been a significant source of public safety concerns since the creation of the original Los Angeles Chinatown BID in 2000.

Parcels along the east side of Alameda Street/North Spring Street from the convergence of North Main Street and Alameda Street to Elmyra Street.

The District Steering Committee seeks to create a system of cleanliness on both sides of Alameda Street between North Main Street and Elmyra Street. Currently, the parcels along the west side of Alameda Street are included in the existing Los Angeles Chinatown BID and since this is the key vehicular portal of entry from the north and the gateway to the newly completed Los Angeles State Historical Park (Cornfields), It is the desire of the Steering Committee to implement a system of cleanliness and order along the northeastern boundary of Chinatown.

These boundaries, as proposed, are as follows:

Western Boundary

Beginning at the intersection of Figueroa Terrace and College Street, expansion area including APN 5406-028-013 and properties one-parcel deep along both sides of College Street to the West of the 110 Freeway; continuing on College Street from the East of the 110 Freeway including properties one-parcel deep to the intersection of College Street and Adobe Street; continuing on College Street including APN 5407-009-001 on the south side of College between Adobe Street and Cleveland Street; including all parcels in the block bounded by College Street, Yale Street, Alpine Street, and Cleveland Street; continuing east on College Street including APN 5408-033-904 which is the Los Angeles Unified School District's Castelar Elementary School that is situated

on College Street and mid-block on Hill Street, Alpine Street, and Yale Street; continuing South at the intersection of Yale Street and Alpine Street include APN 5407-023-023, -024, -025, -026, -027, APN 5407-023-008, and all parcels fronting the Westside of Yale Street between Alpine Street and Ord Street; continuing at the intersection of Ord Street and Hill Place include all parcels fronting the southside of Ord Street between Hill Place and Teed Street.

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Northern Boundary

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

Table 2 - B

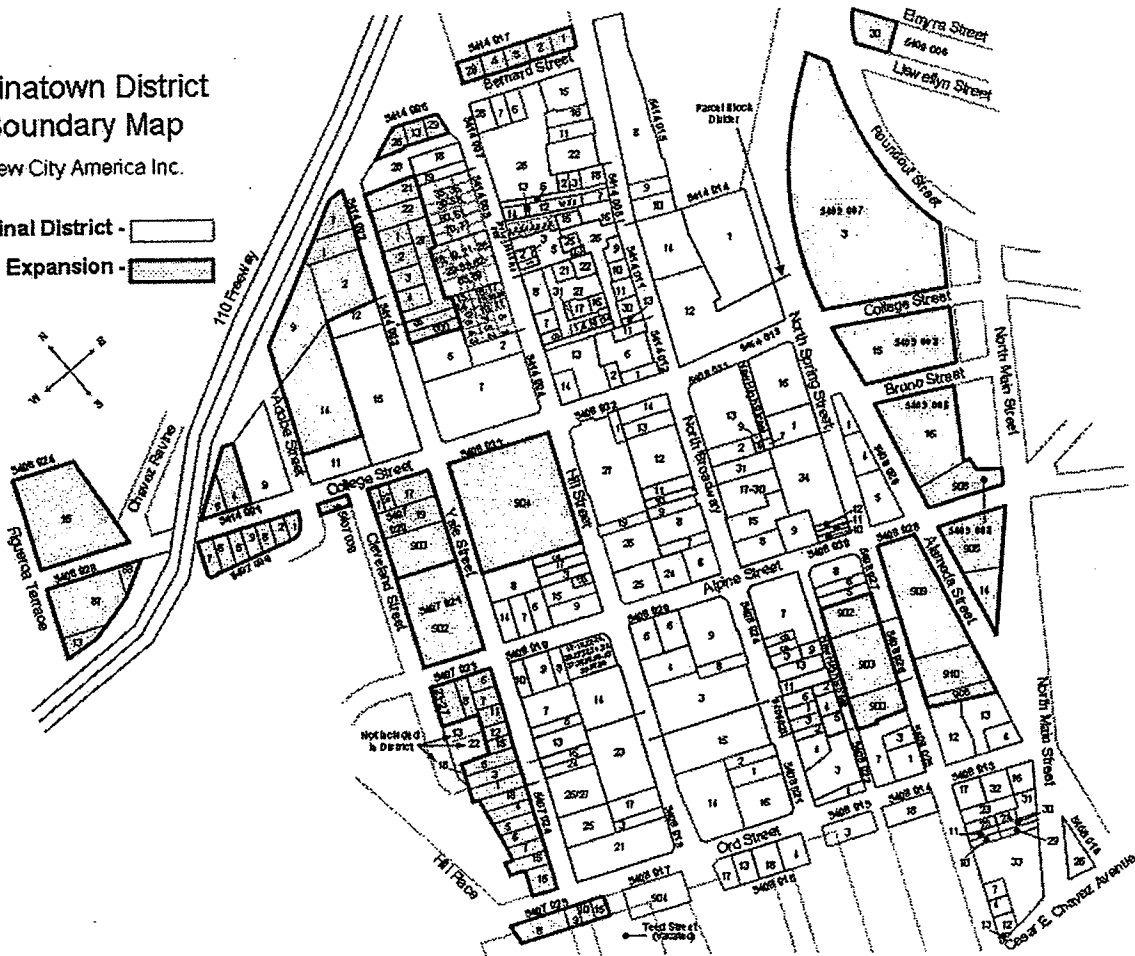
<i>Street</i>	<i>Address Series</i>
Adobe Street	946
Alpine Street	208 – 610
North Alameda Street	901 -1137
Bamboo Lane	408 – 424
Bernard Street	411 – 514
North Broadway	651- 1001
West Cesar E. Chavez	111
Chung King Court	502 – 508
Chung King Road	930 – 978
Cleveland Street	762 – 770
West College Street	129 - 765
Figueroa Terrace	855 – 871
Gin Ling Way	428 – 495
Jung Jing Road	433 – 454
New High Street	665 -755
North Hill Place	644 -700
North Hill Street	657 -988

South Hill Street	759
Lei Min Way	441 – 443
North Main Street	701 -739
South Main Street	901
Mei Ling Way	932 – 954
New Depot Street	603 - 739
Ord Street	120 -650
North Spring Street	638 ½ -1231
Sun Mun Way	931 - 943
Yale Street	715 - 984

Chinatown District Boundary Map

New City America Inc.

Original District - 
Expansion - 



Chinatown District Boundary Map New City America Inc.

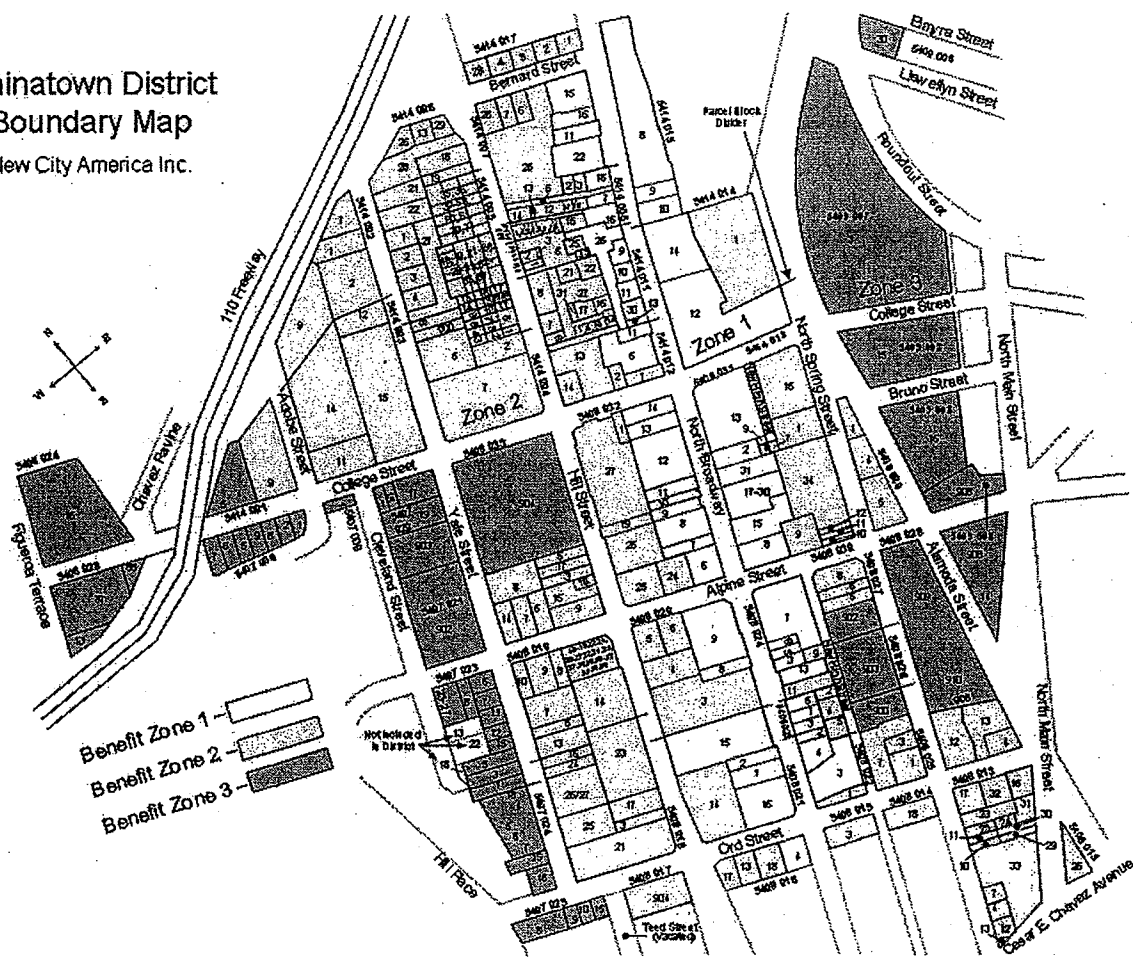


Table 2 - C

LIST OF PARCELS DIVIDED BY THREE BENEFIT ZONES

BENEFIT

ZONE	APN	SITE ADDRESS					
1	5408 016 004	651	North Broadway	1	5408 032 009	827	North Broadway
1	5408 020 008		*no Site Address*	1	5408 032 010	831	North Broadway
1	5408 020 009	777	North Broadway	1	5408 032 011	835	North Broadway
1	5408 021 001	717	North Broadway	1	5408 032 012	841	North Broadway
1	5408 021 002	725	N Broadway	1	5408 032 013	849	North Broadway
1	5408 021 015	727	North Broadway #208	1	5408 032 014	857	North Broadway
1	5408 021 016	711	North Broadway #403	1	5414 007 011	989	North Broadway
1	5408 022 002	724	North Broadway	1	5414 007 015	999	North Broadway
1	5408 022 003	702	North Broadway	1	5414 007 016	995	North Broadway
1	5408 022 004	714	North Broadway	1	5414 007 022	977	North Broadway
1	5408 023 001	728	North Broadway	1	5414 008 007	957	North Broadway
1	5408 023 003	726	North Broadway	1	5414 008 016	951	North Broadway
1	5408 023 006	734	North Broadway	1	5414 008 018	969	North Broadway
1	5408 024 003	744	North Broadway	1	5414 011 009	943	North Broadway
1	5408 024 005	750	North Broadway	1	5414 011 010	443	Jung Jing Road
1	5408 024 006		*no Site Address*	1	5414 011 011	433	Jung Jing Road
1	5408 024 007	774	North Broadway	1	5414 011 013		*no Site Address*
1	5408 024 013	742	North Broadway #2ndfl	1	5414 011 026	951	North Broadway
1	5408 030 002	836	North Broadway #a	1	5414 011 030	931	North Broadway
1	5408 030 008	800	North Broadway	1	5414 012 006	913	North Broadway
1	5408 030 015	812	North Broadway	1	5414 012 011	925	North Broadway
1	5408 030 017	818	North Broadway #101	1	5414 013 012	900	North Broadway
1	5408 030 018	818	North Broadway #102	1	5414 013 014	942	North Broadway
1	5408 030 019	818	North Broadway #103	1	5414 015 008	978	North Broadway #208
1	5408 030 020	818	North Broadway #104	1	5414 015 009	960	North Broadway
1	5408 030 021	818	North Broadway #105	1	5414 015 010		*no Site Address*
1	5408 030 022	818	North Broadway #106	2	5408 013 004	646	North Spring Street
1	5408 030 023	818	North Broadway #107	2	5408 013 007	654	North Spring Street
1	5408 030 024	818	North Broadway #108	2	5408 013 010	670	North Spring Street
1	5408 030 025	818	North Broadway #109	2	5408 013 011	672	North Spring Street
1	5408 030 026	818	North Broadway #110				West Cesar E Chavez Avenue
1	5408 030 027	818	North Broadway #111	2	5408 013 012	111	
1	5408 030 028	818	North Broadway #112			638	
1	5408 030 029	818	North Broadway #113	2	5408 013 013	1/2	North Spring Street
1	5408 030 030	818	North Broadway #114	2	5408 013 016	739	North Main Street
1	5408 030 031	828	North Broadway	2	5408 013 017	686	North Spring Street
1	5408 031 008		*no Site Address*	2	5408 013 023	680	North Spring Street
1	5408 031 009		*no Site Address*	2	5408 013 024		*no Site Address*
1	5408 031 013	850	North Broadway	2	5408 013 025	676	North Spring Street
1	5408 032 006	809	North Broadway	2	5408 013 026	901	North Alameda Street
1	5408 032 007	813	North Broadway	2	5408 013 029		*no Site Address*
1	5408 032 008	817	North Broadway	2	5408 013 030	721	North Main Street

2	5408 013 031	723	North Main Street	2	5408 019 045	767	North Hill Street #217
2	5408 013 032	120	Ord Street	2	5408 019 046	767	North Hill Street #213
2	5408 013 033	701	North Main Street	2	5408 019 047	767	North Hill Street #212
2	5408 014 018	685	North Spring Street	2	5408 019 048	767	North Hill Street #207
2	5408 015 003	665	New High Street	2	5408 019 049	767	North Hill Street #206
2	5408 016 013	420	Ord Street	2	5408 019 050	767	North Hill Street #304
2	5408 016 017	422	Ord Street	2	5408 019 051	767	North Hill Street #401
2	5408 016 018	408	Ord Street	2	5408 019 052	767	North Hill Street #402
2	5408 017 904	657	North Hill Street	2	5408 019 053	767	North Hill Street #409
2	5408 018 003	717	North Hill Street	2	5408 019 055	767	North Hill Street #413
2	5408 018 016	736	Yale Street	2	5408 019 056	767	North Hill Street #415
2	5408 018 017	721	North Hill Street	2	5408 019 057	767	North Hill Street #407
2	5408 018 021	701	North Hill Street	2	5408 019 058	767	North Hill Street #405
2	5408 018 023		*no Site Address*	2	5408 019 061	767	North Hill Street #3
2	5408 018 024	734	Yale Street	2	5408 020 003	750	North Hill Street
2	5408 018 025	716	Yale Street	2	5408 020 004	754	North Hill Street
2	5408 018 026	726	Yale Street	2	5408 020 005	758	North Hill Street
2	5408 019 006	750	Yale Street	2	5408 020 006	418	Alpine Street
2	5408 019 007	756	Yale Street	2	5408 021 014	708	North Hill Street
2	5408 019 008	522	Alpine Street	2	5408 022 001	301	Ord Street
2	5408 019 009	526	Alpine Street			735	
2	5408 019 010	530	Alpine Street	2	5408 023 002	1/2	New High Street
2	5408 019 013	738	Yale Street	2	5408 023 004	733	New High Street
2	5408 019 014	759	South Hill Street	2	5408 023 005	723	New High Street
2	5408 019 016	767	North Hill Street #304	2	5408 024 009	755	New High Street
2	5408 019 017	767	North Hill Street #105	2	5408 024 011	741	New High Street
2	5408 019 018	767	North Hill Street #107	2	5408 025 001	207	Ord Street
2	5408 019 019	767	North Hill Street #112	2	5408 025 003	711	North Spring Street
2	5408 019 020	767	North Hill Street #208	2	5408 025 007	713	North Spring Street
2	5408 019 021	767	North Hill Street #223	2	5408 025 012		*no Site Address*
2	5408 019 022	767	North Hill Street #303	2	5408 025 013		*no Site Address*
2	5408 019 023	767	North Hill Street #500	2	5408 027 005	759	North Spring Street
2	5408 019 024	767	North Hill Street #501	2	5408 027 006		*no Site Address*
2	5408 019 026	767	North Hill Street #108	2	5408 027 008	208	Alpine Street
2	5408 019 027	767	North Hill Street #110	2	5408 028 004	1001	North Alameda Street
2	5408 019 028	767	North Hill Street #205	2	5408 028 012	700	North Spring Street
2	5408 019 029	767	North Hill Street #210	2	5408 028 013		*no Site Address*
2	5408 019 030	767	North Hill Street #211	2	5408 029 001	1137	North Alameda Street
2	5408 019 032	767	North Hill Street #307	2	5408 029 004	818	North Spring Street
2	5408 019 034	767	North Hill Street #505	2	5408 029 005	808	North Spring Street
2	5408 019 035	767	North Hill Street #520	2	5408 030 009	211	Alpine Street
2	5408 019 037	767	North Hill Street #301	2	5408 030 010		*no Site Address*
2	5408 019 038	767	North Hill Street #404	2	5408 030 011		*no Site Address*
2	5408 019 040	767	North Hill Street #102	2	5408 030 012		*no Site Address*
2	5408 019 041	767	North Hill Street #203	2	5408 030 034	821	North Spring Street
2	5408 019 042	767	North Hill Street #220	2	5408 031 001	837	North Spring Street
2	5408 019 043	767	North Hill Street #219	2	5408 031 007		*no Site Address*
2	5408 019 044	767	North Hill Street #218	2	5408 031 015	843	North Spring Street
				2	5408 032 001	418	West College Street

2	5408 032 019	824	North Hill Street	2	5414 005 022	506	Chung King Court
2	5408 032 024	415	Alpine Street	2	5414 005 023	508	Chung King Court
2	5408 032 025	800	North Hill Street	2	5414 005 024		*no Site Address*
2	5408 032 026	818	North Hill Street	2	5414 005 025		*no Site Address*
2	5408 032 027	888	North Hill Street	2	5414 005 026	949	Chung King Road
2	5408 033 003	821	North Hill Street	2	5414 005 029	955	Chung King Road
2	5408 033 005	825	North Hill Street	2	5414 005 030	957	Chung King Road
2	5408 033 006	523	Alpine Street	2	5414 005 031	959	Chung King Road
2	5408 033 007	525	Alpine Street #200	2	5414 005 032	961	Chung King Road
2	5408 033 008	816	Yale Street	2	5414 005 033	507	Chung King Court
2	5408 033 009	801	North Hill Street	2	5414 005 035	977	North Hill Street
2	5408 033 014	800	Yale Street	2	5414 005 036	978	Chung King Road
2	5408 033 015	807	North Hill Street	2	5414 005 039		*no Site Address*
2	5408 033 016		*no Site Address*	2	5414 005 040	974	Chung King Road
2	5408 033 017	823	North Hill Street	2	5414 005 041		*no Site Address*
2	5414 001 009	711	West College Street	2	5414 005 042	975	North Hill Street
2	5414 002 001	971	Yale Street	2	5414 005 043	971	North Hill Street
2	5414 002 002	959	Yale Street	2	5414 005 044	972	Chung King Road
2	5414 002 007	975	Yale Street			971	Chung King Road
2	5414 002 009		Adobe Street	2	5414 005 045	1/2	
2	5414 003 011	625	West College Street	2	5414 005 046	971	Chung King Road
2	5414 003 012	947	Yale Street	2	5414 005 047		*no Site Address*
2	5414 003 014	946	Adobe Street	2	5414 005 048	969	Chung King Road
2	5414 003 015	915	Yale Street	2	5414 005 049	970	Chung King Road
2	5414 004 002		*no Site Address*	2	5414 005 050	969	North Hill Street
2	5414 004 005	924	Yale Street	2	5414 005 051	967	North Hill Street
2	5414 004 006	942	Yale Street	2	5414 005 052	966	Chung King Road
2	5414 004 007	531	West College Street	2	5414 005 053	967	Chung King Road
2	5414 004 900	936	Yale Street	2	5414 005 054	963	Chung King Road
2	5414 005 001	931	North Hill Street	2	5414 005 055	962	Chung King Road
2	5414 005 002	930	Chung King Road	2	5414 005 056	963	North Hill Street
2	5414 005 003	931	Chung King Road	2	5414 005 057		*no Site Address*
2	5414 005 004	933	Chung King Road	2	5414 005 058		*no Site Address*
2	5414 005 005	932	Chung King Road	2	5414 005 060		*no Site Address*
2	5414 005 006	937	North Hill Street	2	5414 005 061		*no Site Address*
2	5414 005 007	936	Chung King Road	2	5414 005 062	953	Chung King Road
2	5414 005 008	935	Chung King Road	2	5414 005 063		*no Site Address*
2	5414 005 009	939	Chung King Road	2	5414 005 064	949	North Hill Street
2	5414 005 010	938	Chung King Road	2	5414 005 065		*no Site Address*
2	5414 005 011	939	North Hill Street	2	5414 005 066	943	Chung King Road
2	5414 005 013	942	Chung King Road	2	5414 005 067		*no Site Address*
2	5414 005 014	943	Chung King Road	2	5414 005 068	503	Chung King Court
2	5414 005 015	945	Chung King Road	2	5414 005 069	961	Chung King Road
2	5414 005 016	944	Chung King Road			975-	
2	5414 005 017	945	North Hill Street	2	5414 005 070	1/2	Chung King Rd
2	5414 005 018		*no Site Address*	2	5414 005 071		*no Site Address*
2	5414 005 019	504	Chung King Court	2	5414 006 001	968	Yale Street
2	5414 005 021	502	Chung King Court	2	5414 006 002	960	Yale Street
				2	5414 006 003	958	Yale Street

2	5414 006 004	954	Yale Street	2	5414 011 023	428	Gin Ling Way
2	5414 006 013	510	Bernard Street	2	5414 011 024		*no Site Address*
2	5414 006 018	983	North Hill Street	2	5414 011 025	432	Gin Ling Way
2	5414 006 019	983	North Hill Street	2	5414 011 027		*no Site Address*
2	5414 006 021	980	Yale Street	2	5414 011 031	936	Mei Ling Way
2	5414 006 022	970	Yale Street	2	5414 011 032	932	Mei Ling Way
2	5414 006 026	514	Bernard Street	2	5414 012 001	407	West College Street
2	5414 006 027	946	Yale Street	2	5414 012 002	415	West College Street
2	5414 006 028	984	Yale Street	2	5414 012 010	926	North Hill Street
2	5414 006 029	506	Bernard Street	2	5414 012 013	419	West College Street
2	5414 007 006	424	Bernard Street	2	5414 012 014	900	North Hill Street
2	5414 007 007	428	Bernard Street	2	5414 014 001	1231	North Spring Street
2	5414 007 026	988	North Hill Street	2	5414 017 001	1001	North Broadway
2	5414 007 027	988	North Hill Street	2	5414 017 002	411	Bernard Street
2	5414 007 028	432	Bernard Street	2	5414 017 003	421	Bernard Street
2	5414 008 002	415	Bamboo Lane	2	5414 017 004	431	Bernard Street
2	5414 008 003	409	Bamboo Lane	2	5414 017 028		Bernard Street
2	5414 008 006	988	North Hill Street	3	5406 024 016	765	West College Street
2	5414 008 008	408	Bamboo Lane	3	5406 028 013	855	Figueroa Terrace
2	5414 008 009	412	Bamboo Lane	3	5406 028 087	871	Figueroa Terrace
2	5414 008 012	418	Bamboo Lane	3	5406 028 088	871	Figueroa Terrace
2	5414 008 013	424	Bamboo Lane	3	5407 008 001	603	New Depot Street
2	5414 008 014	960	North Hill Street	3	5407 008 002	704	West College Street
2	5414 008 015	437	Gin Ling Way	3	5407 008 005	719	New Depot Street
2	5414 008 017	414	Bamboo Lane	3	5407 008 006	721	New Depot Street
2	5414 009 001	495	Gin Ling Way	3	5407 008 007	739	New Depot Street
2	5414 009 002	491	Gin Ling Way	3	5407 008 008	714	West College Street
2	5414 009 003	487	Gin Ling Way	3	5407 008 009	717	New Depot Street #1
2	5414 009 004	483	Gin Ling Way	3	5407 009 001	630	West College Street
2	5414 009 005	475	Gin Ling Way	3	5407 020 001	616	West College Street
2	5414 009 006	463	Gin Ling Way	3	5407 020 015	612	West College Street
2	5414 009 007	459	Gin Ling Way	3	5407 020 017	857	Yale Street #1212
2	5414 010 001	950	North Hill Street	3	5407 020 019	847	Yale Street #1
2	5414 010 002	930	North Hill Street	3	5407 020 903	841	Yale Street
2	5414 010 003	486	Gin Ling Way	3	5407 021 902	801	Yale Street
2	5414 010 004		*no Site Address*	3	5407 023 001	733	Yale Street
2	5414 010 005	954	Mei Ling Way	3	5407 023 003	739	Yale Street
2	5414 011 004	443	Lei Min Way	3	5407 023 005	745	Yale Street #1
2	5414 011 005	441	Lei Min Way	3	5407 023 006	608	Alpine Street
2	5414 011 006		*no Site Address*	3	5407 023 007	763	Yale Street
2	5414 011 007	935	Mei Ling Way	3	5407 023 008	610	Alpine Street
2	5414 011 008	951	Mei Ling Way	3	5407 023 011	759	Yale Street
2	5414 011 014	931	Sun Mun Way	3	5407 023 012	755	Yale Street #1
2	5414 011 015	937	Sun Mun Way	3	5407 023 015	751	Yale Street
2	5414 011 016	943	Sun Mun Way	3	5407 023 023	770	Cleveland Street
2	5414 011 017	454	Jung Jing Road	3	5407 023 024	768	Cleveland Street
2	5414 011 021	453	Jung Jing Road	3	5407 023 025	766	Cleveland Street
2	5414 011 022	443	Jung Jing Road	3	5407 023 026	764	Cleveland Street

3	5407 023 027	762	Cleveland Street	3	5408 028 908	1055	North Alameda Street
3	5407 024 004	715	Yale Street	3	5408 028 909	1055	North Alameda Street
3	5407 024 005	719	Yale Street	3	5408 028 910	1055	North Alameda Street
3	5407 024 006	717	Yale Street	3	5408 033 904		Yale Street
3	5407 024 007	715	Yale Street	3	5409 006 030	1200	North Spring Street
3	5407 024 015	700	North Hill Place	3	5409 007 003	129	West College Street
3	5407 024 016	650	Ord Street	3	5409 008 015		North Alameda Street
3	5407 024 018	729	Yale Street #1	3	5409 008 016		North Alameda Street
3	5407 025 008	644	North Hill Place	3	5409 008 017	1052	North Alameda Street
3	5407 025 009	520	Ord Street	3	5409 008 908	901	South Main Street
3	5407 025 010	510	Ord Street	3	5414 001 004	715	West College Street
3	5407 025 015		Ord Street	3	5414 001 005		College Street
3	5408 025 900	725	North Spring Street				
3	5408 026 903	739	North Spring Street				
3	5408 027 902	747	North Spring Street				

SECTION 3

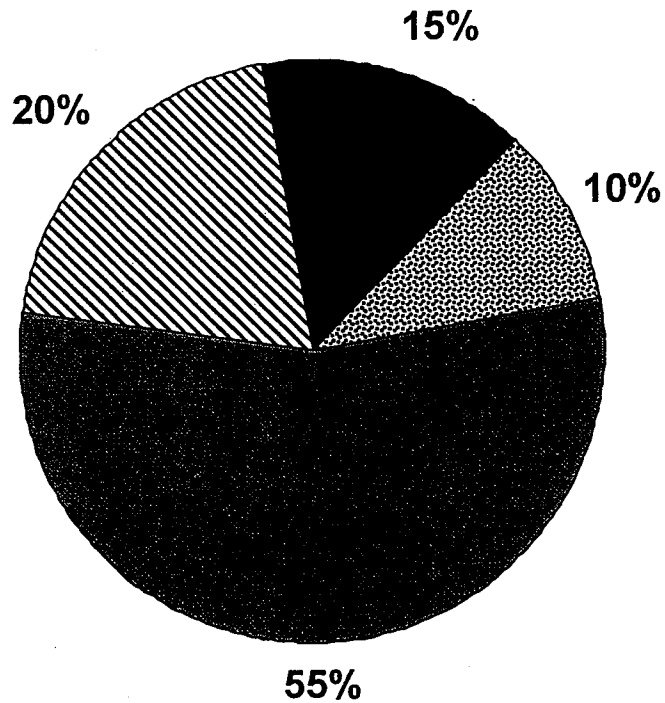
DISTRICT IMPROVEMENT AND ACTIVITY PLAN

The summary of the 2008 operating budget for the Greater Chinatown Business and Community Benefit Business Improvement District including the three year projection, is provided on page 20. Table 3A shows the total improvement and activity plan budget for FY2008, which is to be funded totally by property assessments, and is projected to be:

Table 3 – A

PROGRAM OR ACTIVITY FUNDED BY GREATER CHINATOWN BUSINESS AND COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT	APPROXIMATE % OF FIRST YEAR ANNUAL BUDGET	ESTIMATED ANNUAL COSTS (FIRST YEAR)
Sidewalk Operations, Beautification (Security, sidewalk cleaning)	55%	\$ 683,422.00
District Identity (Marketing and Promotions)	20%	\$ 248,517.00
Administration/Corporate Operations	15%	\$ 186,388.00
Contingency/City Fees/Reserves	10%	\$ 124,335.44
<i>TOTAL</i>	<i>100%</i>	<i>\$ 1,242,662.44</i>

Greater Chinatown Business and
Community Benefit Business Improvement District
Allocation/Costs by Category



- Sidewalk Operations & Beautification \$683,422.00 55%
- ▨ District Identity \$248,517.00, 20%
- Administrative /Corporate Operations \$186,388.00, 15%
- ▩ Contingency/Reserve \$124,335.44, 10%

DIVISION OF SPECIAL BENEFIT SERVICES BY CATEGORY

Explanation of Special Benefit Service Plan Components by Benefit Zone

The District Steering Committee has prioritized the following categories of special benefit services for the new district. The categories of special benefit services are provided below. Within each category, various special benefit services are identified which fall within that category. Demands for prioritization of one special benefit need over another will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. This plan proposes percentages for groups of services with the intent that they will provide district property owners with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone. (See Table 3A for Benefit Zone frequency).

SIDEWALK OPERATIONS AND BEAUTIFICATION: \$134,109.00 of \$ 683,422.00 is added by the expansion area to the existing budget for sidewalk operations and beautification.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Private security over and above those services currently provided by the Los Angeles Police Department;
- ☐ Regular sidewalk and gutter sweeping,
- ☐ Regular sidewalk steam cleaning
- ☐ Spot steam cleaning as necessary
- ☐ Enhanced trash emptying;
- ☐ Removal of bulky items as necessary
- ☐ Graffiti removal, within 24 hours as necessary
- ☐ Tree and vegetation maintenance and plan
- ☐ Equipment, supplies, tools
- ☐ Vehicle maintenance and insurance
- ☐ Maintenance personnel and supervisor/oversight costs

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

DISTRICT IDENTITY : \$48,767.00 of \$ 248,517.00 is added by the expansion area to the existing budget for District Identity.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Special events
- ☐ Marketing and Promotions strategies
- ☐ Holiday decorations
- ☐ Personnel related to Marketing and Promotions
- ☐ Web site development and maintenance
- ☐ Advertising
- ☐ Communications

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

ADMINISTRATION AND CORPORATE OPERATIONS: \$36,575.00 of \$186,388.00 is added by the expansion area to the existing budget for Administration and Corporate Operations.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Staff and administrative costs
- ☐ Insurance
- ☐ Office related expenses
- ☐ Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

CONTINGENCY/CITY FEES/RESERVE: \$9,700.00 of \$ 124,335.44 is added by the expansion area to the existing budget for Contingency/City Fees/Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Delinquencies*
- ☐ City Fees**
- ☐ Reserves***

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

District Modification:

District modification requires submission of petitions from property owners representing at least 30% of the total assessments. Due to the unique nature of the combining of the existing district and merging it with an expansion area, petitions will only be required from the expansion parcels, totaling 30% of the weight of the expansion area or \$ 68,745.62 (\$229,152.05 of the expansion area total assessments times thirty per cent equals \$ 68,745.62). Once the petitions

representing \$68,745.62 from the expansion area parcels have been submitted to the City Clerk's Office, the Los Angeles City Council may adopt an Ordinance of Intention to modify the district and mail out ballots to all affected property owners. The district is formed if the weighted majority of all returned ballots support the district formation and if the City Council approves the modification. If the ballots do not support the District modification, then the existing Los Angeles Chinatown BID will still be in place to continue services to assessed properties within the existing boundaries until December 31, 2010.

Duration:

The modified district shall have a two year term which shall commence on January 1, 2009 and expire on December 31, 2010.

FREQUENCY OF SPECIAL BENEFIT SERVICES BY ALL THREE BENEFIT ZONES:

TABLE 3 - B

<i>Special Benefit Service</i>	<i>Benefit Zone 1 Frequency</i>	<i>Benefit Zone 2 Frequency</i>
Private Security	Daily	Daily
Regular sidewalk sweeping	7 days per week	6 days per week
Steam cleaning	2 – 4 times per year	2 – 3 times per year
Beautification, landscaping	As funding permits	As funding permits
Enhanced trash emptying	Daily	6 days per week
Removal of bulky items	As needed	As needed
Graffiti removal within 24 hours	As needed	As needed
Enhanced tree planting and maintenance	As needed	As needed
Parking assistance	As needed	Not applicable
Special events	Seasonally	Seasonally
Marketing and Promotions	Based upon programs	Based upon programs
Advertising	As determined	As determined
Administration	Ongoing oversight	Ongoing oversight

Table 3 – C

<i>Special Benefit Service</i>	<i>Benefit Zone 3 Frequency</i>
Private Security	Daily
Regular sidewalk sweeping	6 days per week,
Steam cleaning	Twice per year as feasible
Beautification and landscaping	As funding permits
Enhanced trash emptying	6 days per week
Removal of bulky items	As needed
Graffiti removal within 24 hours	As needed
Enhanced tree planting and maintenance	As funded and scheduled
Parking assistance	Not funded
Special events	Not funded
Marketing and Promotions	Not funded
Advertising	As per need
Administration	Ongoing oversight

Two Year Operating Budget:

A projected two-year operating budget for the Greater Chinatown Business and Community Benefit Business Improvement District is provided below. The projections are based upon the following assumptions:

- Assessments will be subject to changes in the Los Angeles County Consumer Price Index (CPI), or an amount not to exceed 5% (five percent) per year.

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed 10% of the total budget for all program and activities. A ten percent (10%) deviation in a budget line item will not be considered significant. If deviation in a budget line item exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and such changes could or may adversely impact the benefits received by the assessed property owners in the District, the District will request City Council authorization to modify the programs, improvements and activities to be funded pursuant to the LSPM PBID ordinance. However, in no event may the Owners Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income and rollover funds, without City Clerk or City Council approval.

***Two Year Projection of Maximum Assessment for the Greater Chinatown
Business and Community Benefit Business Improvement District***

Table 3 - D

Projected Budget	FY 1	FY 2
Sidewalk Operations/Beautification	\$ 683,422.00	\$717,593.10
District Identity	\$ 248,517.00	\$260,942.85
Administrative/Corporate Operations	\$186,387.00	\$195,706.35
Contingency/Reserve	\$124,335.44	\$130,552.21
Total	\$1,242,662.44	1,304,795.56

Continuation of Budget & Assessments

As per the LSPM PBID Ordinance: Assessments for the maintenance of improvements constructed by the District, if any, shall continue to be levied on each parcel of land within the District for a period of time equal to the useful life of improvement, as determined by the City Clerk, regardless of whether the District is disestablished or the term of the original levy has expired. This budget does not fund any construction of improvements by the District.

SECTION 4

ASSESSMENT METHODOLOGY

The recommended methodology for the Greater Chinatown Business and Community Benefit Business Improvement District employs the following property variables in funding the special benefit assessments: building square footage, lot size, linear frontage, building use and benefit zone. See Attachment II. The Assessment Engineers Report, for a complete analysis of the assessment methodology.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in a relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), 'Special Benefit', means a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large.

No assessment shall be imposed on any parcel, which exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. A general benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied.

All benefits derived from the assessments outlined in the Management District Plan are for specific services directly benefiting the property owners within this area. All activities and improvements are provided solely to properties within the district to enhance the image of the benefiting parcels of the district. All services are delivered within the boundaries and designed only for the direct benefit of the assessed properties in the District. No services will be provided to non-assessed parcels outside of the District. Any potential spillover effect is unquantifiable as previously mentioned in this report. All general benefits (if any) are intangible and unquantifiable.

Properties which will be assessed have been determined based upon the boundaries determined by the Los Angeles Chinatown Business Council and Stakeholders Group as well as defined on the County Assessor's most current parcel maps.

The preceding methodology is applied to the parcel database within the District. The process for compiling the property database includes the following steps:

- A report was submitted to the City Clerk's office using the data obtained from the County of Los Angeles Assessor's office. The City Clerk verified the report.
- A list of properties to be included within the Greater Chinatown Business and Community Benefit Business Improvement District is provided in section 7.

The basis of funding shall be through special benefit assessments levied on real property throughout the district.

BREAKDOWN OF PROPERTY VARIABLES AND REVENUE BY BENEFIT ZONE

Current Database for Greater Chinatown Business and Community Benefit Business Improvement District:

Amount Generated by Property Variable and Benefit Zone for Greater Chinatown Business and Community Benefit Business Improvement District:

Table 4 – A

<i>Benefit Zone</i>	<i>Linear Frontage Total</i>	<i>Lot Square Footage Total</i>	<i>Building Square Footage Total</i>	<i>Total by Benefit Zone</i>
1	\$ 97,733.37	\$ 108,359.40	\$ 142,726.29	\$ 348,819.06
2	\$ 245,880.08	\$ 218,300.88	\$ 286,358.43	\$ 750,539.38
3	\$ 143,304.00	\$ 00.00	\$ 00.00	\$ 143,304.00
Total	\$ 486,917.45	\$ 326,660.27	\$ 429,084.72	\$1,242,662.44

Benefit Zones:

The basis of funding shall be through special benefit assessments levied on real property throughout the District accompanied with various assessment methodologies employed through benefit zones.

There shall be three benefit zones within the proposed modified district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the various benefit zones. Linear frontage will be assessed on all sides, except in Benefit Zone 3 where only the western frontage of the parcels on the east side of Alameda Street will be assessed.

Benefit Zone 1 parcels shall be assessed the highest rate on the basis of linear frontage, lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services.

Benefit Zone 2 parcels shall be assessed a lower rate on the basis of linear frontage, on all sides, lot size and building square footage due to the fact that the special benefit to be funded in this Benefit Zone is for services related to Sidewalk Operations and Beautification, on all sides of the parcel, to a lesser extent for District Identity and for Administration and Corporate Operations. Benefit Zone 2 parcel owners will pay a lesser amount relative to Benefit Zone 1 parcel owners due to the lower frequency of special benefit services.

Benefit Zone 3 parcels shall be assessed on the western linear frontage of the east side of Alameda Street/North Spring Street side only since the only special benefit services that will be conferred on these parcels shall be for services related to Sidewalk Operations and Beautification. These services will be conferred only along Alameda Street due to the fact that Alameda Street represents the eastern edge of the modified district.

The annual assessment rate for parcels within the various Benefit Zones for the first year of operation shall be as follows:

Projected Annual Costs for First Year of the Greater Chinatown Business and Community Benefit Business Improvement District by Benefit Zone:

Table 4 - B

Benefit Zone	Linear Frontage First Year Annual Costs	Lot Square Footage First Year Annual Costs	Building Square Footage First Year Annual Costs
1	\$ 21.00	\$ 0.150255	\$ 0.21
2	\$ 16.80	\$0.120204	\$0.168
3	\$ 16.80	\$ 0.0	\$ 0.0

Benefit Zone 1 shall consist of:

- All of the parcels fronting along North Broadway including the parcels at the southwest, northeast and northwest corners of the intersection of Ord Street and North Broadway running northward to the southern corners of the intersection of Bernard Street and North Broadway, except;
- Parcel number 5408-024-011 whose frontage is predominantly fronting on New High Street, however also fronts along North Broadway, shall be in Benefit Zone 2;
- Parcel 5408-015-003 which runs along the north side of Ord Street bordered by North Broadway on the west and New High Street on the east shall also be in Benefit Zone 2;.

The services provided to this Benefit Zone are responsive to the needs of this central core of the Chinatown retail district and shall include all special benefit services funded by the new LSPM PBID.

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 20-22 and Table 3-B on page 21 for frequency of these services by Benefit Zone.

Benefit Zone 2 shall consist of:

- all of the parcels on both sides of Hill Street from the four corners of the intersection of Ord Street and Hill Street running northward to the four corners of Hill Street and Bernard Street, except the LA Unified School District (APN 5408-033-904), parcel at Hill Street and College Street;
- the full blocks north of College Street bordered by Hill Street on the east, Adobe Street on the west and the 110 freeway on along the northwestern frontage;
- the parcel at the northwest corner of the intersection of Adobe Street and College Street;
- the parcels on the north side of Bernard Street between Hill Street and North Broadway;
- the old Capital Milling site, parcel # 5414-013-014;
- the parcels along the west side of North Spring Street from the south side of College Street at North Spring as the northern border, running south to the north side of Alpine Street;
- the three parcels bordered by Alpine Street on the north, North Spring Street on the east and New High Street on the west 5408-027-005, 5408-027-006, 5408-027-008
- the three parcels which form a triangle bordered by Alpine Street on the south, Alameda Street on the east and North Spring Street on the west terminating where North Spring St. and Alameda Street merge and become Alameda Street;

- the three parcels at the northwest corner of the intersection of North Spring Street and Ord Street bordered by New High Street on the west, Ord Street on the south and North Spring Street on the east; 5408-025-001, 5408-025-003, 5408-025-007
- the three parcels at the northeast intersection of North Spring Street and Ord Street bordered by North Spring on the west, Ord Street on the south and Alameda Street on the east 5408-028-004, 5408-028-012, 5408-028-013
- the block bordered by Ord Street on the north, North Spring Street on the west, North Main Street on the east and Cesar Chavez Boulevard on the south;
- the triangular parcel, parcel block number 5408-013, bordered by North Spring Street on the west, Cesar Chavez Boulevard on the south and Alameda Street on the east;
- parcels number 5408-024-009 and 11, 5408-023-002, 004 and 005 which are located on the west side of New High Street mid-block between Alpine Street and Ord Street;
- the parcels on the north side of Ord Street from the east side of Yale Street running eastward to the west side of Alameda, except the parcel at the northwest intersection of North Broadway and Ord Street which is in Benefit Zone 1;
- the parcels on the south side of Ord Street from the east side of the City of Los Angeles Chinatown Public Library to the west side of North Main Street, except the parcel at the southwest corner of North Broadway and Ord Street, which is in Benefit Zone 1;
- all parcels along the east side of Yale Street bordered by Ord Street on the south and Alpine Street on the north;
- the parcels to the south of Castellar School bordered by Alpine Street on the south, Hill Street on the west and Yale Street on the east and Castellar School on the north;
- the parcel at the northwest corner of the intersection of Adobe Street and College Street

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 21-22 and Table 3-B on page 19 for frequency of these services by Benefit Zone.

Benefit Zone 3 shall consist of:

- all of the parcels bordered by Elmyra Street/Roundout Street on the north, Alameda Street on the west, North Main Street on the east and the convergence of North Main Street and Alameda Street on the south;
- parcel # 5409-006-030 located at the northeast corner of the intersection of Elmyra Street, Roundout Street and North Spring Street;
- the three County of Los Angeles owned parcels bordered by Alpine Street on the north, Alameda Street on the east, North Spring Street on the west, ending in mid-block Alpine to Ord Street, 5408-028-908, 909, 910);
- the three mid block County of Los Angeles parcels bordered by North Spring Street on the east, New High Street on the west 5408-027-902, 5408-026-903, 5408-025-900;
- the Los Angeles Unified School District (Castellar Elementary School) parcel, # 5408-033-904 bordered by College Street on the north, Yale Street on the west, Hill Street on the east, ending at mid-block College Street/Alpine Street;
- all of the parcels fronting on the west side of Yale Street from College Street on the north to Ord Street on the south;
- all of the parcels fronting on the south side of Ord Street from the City of Los Angeles Chinatown Public Library on the east to Hill Place on the west;
- all of the parcels fronting on south side of College Street from Hill Street on the east, to Figueroa Terrace on west;
- all of the parcels fronting on the south side of Alpine Street from Yale Street on the east to Cleveland Street on the west;

- the two parcels on the north side of College Street from the 110 freeway on the west to mid-block heading eastward toward Adobe; (the parcel at the northwest corner of Adobe Street and College Street is included in Benefit Zone 2);

Current Database for Greater Chinatown Business and Community Benefit Business Improvement District:

Table 4 - C

<i>Benefit Zone</i>	<i>Linear Frontage Total</i>	<i>Lot Square Footage Total</i>	<i>Building Square Footage Total</i>
1	4,654 linear feet	721,170 sq. ft.	679,649 sq. ft.
2	14,636 linear feet	1,816,087 sq. ft.	1,816,087 sq. ft.
3	8,530 linear feet	1,100,005 sq. ft.	477,635 sq. ft.
Total	27,820 linear feet	3,637,262 sq. ft.	2,860,931 sq. ft.

Amount Generated by Property Variable and Benefit Zone for Greater Chinatown Business and Community Benefit Business Improvement District:

Table 4 - D

<i>Benefit Zone</i>	<i>Linear Frontage Total</i>	<i>Lot Square Footage Total</i>	<i>Building Square Footage Total</i>	<i>Total by Benefit Zone</i>
1	\$ 97,733.37	\$ 108,359.40	\$ 142,726.29	\$ 348,819.06
2	\$ 245,880.08	\$ 218,300.88	\$ 286,358.43	\$ 750,539.38
3	\$ 143,304.00	\$ 00.00	\$ 00.00	\$ 143,304.00
Total	\$ 486,917.45	\$ 326,660.27	\$ 429,084.72	\$1,242,662.44

Maximum Assessment

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five percent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Table 4 - E Benefit Zone 1

Projected Assessment	FY 1	FY2
Linear Frontage	\$21.00	\$22.05
Lot Square Footage	\$0.150255	\$0.157767
Building Square Footage	\$0.21	\$0.2205

Table 4 – F Benefit Zone 2

Projected Assessment	FY 1	FY2
Linear Frontage	\$16.80	\$17.64
Lot Square Footage	\$0.120204	\$0.126214
Building Square Footage	\$0.1680	\$0.1764

Table 4 – G Benefit Zone 3

Projected Assessment	FY 1	FY2
Linear Frontage	\$16.80	\$17.64
Lot Square Footage	\$0.00	\$0.00
Building Square Footage	\$0.00	\$0.00

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year's budget.

Time and Manner for Collecting Assessments

As provided by the City of Los Angeles LSPM PBID ordinance, "Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.615., the District assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. In addition, for the first fiscal year, 2009, the City of Los Angeles may prepare a manual billing to ensure that special benefit services are funded commencing January 1, 2009.

Disestablishment

If necessary, the disestablishment procedure is outlined in City of Los Angeles LSPM PBID ordinance, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619. If the District is dis-established, the balance of remaining special benefit assessments shall be distributed to district property owners based upon the same weight in which they were contributed.

Government Assessments

The Management District Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive special benefits, commensurate with the assessments paid into the District. The publicly owned parcels are presumed to benefit in proportion to their assessments equally to the privately owned parcels, consistent with their location within their respective benefit zones.

Table 4 - H

**Government Owned and Public Parcels in the proposed Greater Chinatown
Community and Business Benefit Business Improvement District**

Legal Owner	APN	Benefit Zone	Site #	St Name	Assessment	Percent
L A CITY	5407 020 903	3	841	Yale St	\$ 4,032.00	0.3245%
L A CITY	5407 021 902	3	801	Yale St	\$ 13,708.80	1.1032%
L A CITY	5408 017 904	2	657	N Hill St	\$ 3,993.36	0.3214%
L A CITY	5409 008 908	3	901	S Main St	\$ 2,335.20	0.1879%
L A CO CAPITAL ASSET LEASING	5408 025 900	3	725	N Spring St	\$ 2,352.00	0.1893%
L A CO CAPITAL ASSET LEASING	5408 026 903	3	739	N Spring St	\$ 7,610.40	0.6124%
L A CO CAPITAL ASSET LEASING	5408 027 902	3	747	N Spring St	\$ 4,048.80	0.3258%
L A CO CAPITAL ASSET LEASING	5408 028 908	3	105 5	N Alameda St	\$ 1,680.00	0.1352%
L A CO CAPITAL ASSET LEASING	5408 028 909	3	105 5	N Alameda St	\$ 15,254.40	1.2276%
L A CO CAPITAL ASSET LEASING	5408 028 910	3	105 5	N Alameda St	\$ 4,435.20	0.3569%
LAUSD	5408-033-904	3	840	Yale St	\$ 2,016.00	0.1622%

SECTION 5

LSPM PBID DISTRICT RULES AND REGULATIONS

Pursuant to the LSPM PBID Ordinance, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619, a Property Business Improvement District (PBID) may establish rules and regulations that uniquely apply to the District. The Greater Chinatown Business and Community Benefit Business Improvement District has not adopted any specific rules, every property will pay its proportional share of assessments to fund the special benefits conferred on that specific parcel.

Bonds

The District will not issue any bonds related to any program.

SECTION 6

IMPLEMENTATION TIMETABLE

The Greater Chinatown Business and Community Benefit Business Improvement District is expected to be modified and begin implementation of the Management District Plan on January 1, 2009. Pursuant to the City of Los Angeles LSPM PBID establishment Ordinance, Division 6 of the Los Angeles Administrative Code, Chapter 9, Sections 6.600 to 6.620, the Greater

Chinatown Business and Community Benefit Business Improvement District will have a three-year life beginning January 1, 2009 through December 31, 2010.

SECTION 7

PARCEL NUMBERS OF PROPERTIES INCLUDED

The assessment methodology used is based a single or group of the following property variables: building square footage, lot size, linear frontage, building square footage and benefit zone.

List of Parcels in Greater Chinatown Business and Community Benefit Business Improvement District:

APN	Assessment				
5408-013-004	\$2,505.64	5408-019-010	\$1,247.89	5408-019-055	\$354.46
5408-013-007	\$2,411.65	5408-019-013	\$4,422.21	5408-019-056	\$809.74
5408-013-010	\$1,534.86	5408-019-014	\$5,861.03	5408-019-057	\$120.66
5408-013-011	\$1,312.09	5408-019-016	\$805.81	5408-019-058	\$359.50
5408-013-012	\$2,729.42	5408-019-017	\$230.61	5408-019-061	\$1,841.90
5408-013-013	\$646.38	5408-019-018	\$124.83	5408-020-003	\$12,288.78
5408-013-016	\$3,599.99	5408-019-019	\$191.59	5408-020-004	\$5,779.25
5408-013-017	\$6,018.67	5408-019-020	\$208.29	5408-020-005	\$3,241.23
5408-013-023	\$2,503.35	5408-019-021	\$96.04	5408-020-006	\$2,537.22
5408-013-024	\$240.77	5408-019-022	\$206.41	5408-020-008	\$1,716.82
5408-013-025	\$1,644.16	5408-019-023	\$286.94	5408-020-009	\$12,838.22
5408-013-026	\$6,050.79	5408-019-024	\$821.67	5408-021-001	\$4,715.30
5408-013-029	\$612.93	5408-019-026	\$291.74	5408-021-002	\$3,343.46
5408-013-030	\$1,059.20	5408-019-027	\$154.67	5408-021-014	\$7,228.66
5408-013-031	\$2,097.76	5408-019-028	\$179.08	5408-021-015	\$20,761.14
5408-013-032	\$3,405.93	5408-019-029	\$85.26	5408-021-016	\$17,172.54
5408-013-033	\$17,015.79	5408-019-030	\$124.20	5408-022-001	\$4,550.96
5408-014-018	\$6,846.97	5408-019-032	\$92.22	5408-022-002	\$1,426.76
5408-015-003	\$3,591.32	5408-019-034	\$168.64	5408-022-003	\$8,800.44
5408-016-004	\$7,525.22	5408-019-035	\$218.72	5408-022-004	\$4,519.47
5408-016-013	\$3,026.14	5408-019-037	\$372.94	5408-023-001	\$2,351.65
5408-016-017	\$1,992.75	5408-019-038	\$254.18	5408-023-002	\$1,229.96
5408-016-018	\$2,548.76	5408-019-040	\$431.53	5408-023-003	\$1,356.56
5408-017-904	\$3,993.39	5408-019-041	\$325.12	5408-023-004	\$2,222.25
5408-018-003	\$1,467.87	5408-019-042	\$262.53	5408-023-005	\$2,435.90
5408-018-016	\$2,244.15	5408-019-043	\$212.46	5408-023-006	\$1,981.97
5408-018-017	\$2,930.70	5408-019-044	\$131.09	5408-024-003	\$3,255.72
5408-018-021	\$13,324.48	5408-019-045	\$235.41	5408-024-005	\$1,326.43
5408-018-023	\$4,424.89	5408-019-046	\$141.52	5408-024-006	\$900.41
5408-018-024	\$17,317.61	5408-019-047	\$141.52	5408-024-007	\$7,082.21
5408-018-025	\$4,426.09	5408-019-048	\$173.44	5408-024-009	\$1,574.51
5408-018-026	\$3,809.90	5408-019-049	\$231.23	5408-024-011	\$2,151.16
5408-019-006	\$1,696.04	5408-019-050	\$168.85	5408-024-013	\$3,424.11
5408-019-007	\$3,051.29	5408-019-051	\$283.40	5408-025-001	\$3,815.36
5408-019-008	\$2,074.01	5408-019-052	\$262.53	5408-025-003	\$1,935.43
5408-019-009	\$3,653.86	5408-019-053	\$160.30	5408-025-007	\$5,124.43

5408-025-012	\$18.87
5408-025-013	\$9.98
5408-027-005	\$5,202.20
5408-027-006	\$2,318.55
5408-027-008	\$4,555.34
5408-028-004	\$3,322.26
5408-028-012	\$7,397.16
5408-028-013	\$3,506.37
5408-029-001	\$2,917.10
5408-029-004	\$7,078.56
5408-029-005	\$21,288.33
5408-030-002	\$4,824.93
5408-030-008	\$28,886.50
5408-030-009	\$5,789.68
5408-030-010	\$2,041.21
5408-030-011	\$576.77
5408-030-012	\$576.77
5408-030-015	\$5,247.65
5408-030-017	\$764.34
5408-030-018	\$757.41
5408-030-019	\$801.09
5408-030-020	\$833.22
5408-030-021	\$824.61
5408-030-022	\$828.81
5408-030-023	\$780.30
5408-030-024	\$759.93
5408-030-025	\$751.53
5408-030-026	\$795.21
5408-030-027	\$796.26
5408-030-028	\$833.22
5408-030-029	\$771.27
5408-030-030	\$772.53
5408-030-031	\$4,535.67
5408-030-034	\$9,986.19
5408-031-001	\$9,596.52
5408-031-007	\$650.53
5408-031-008	\$1,283.56
5408-031-009	\$649.26
5408-031-013	\$10,647.63
5408-031-015	\$19,698.19
5408-032-001	\$1,644.21
5408-032-006	\$6,586.05
5408-032-007	\$2,985.32
5408-032-008	\$4,929.95
5408-032-009	\$2,780.47
5408-032-010	\$2,414.91
5408-032-011	\$3,078.77
5408-032-012	\$9,472.84
5408-032-013	\$2,937.71

5408-032-014	\$4,794.53
5408-032-019	\$1,712.08
5408-032-024	\$4,031.20
5408-032-025	\$5,116.73
5408-032-026	\$9,635.00
5408-032-027	\$18,167.57
5408-033-003	\$2,477.84
5408-033-005	\$2,432.31
5408-033-006	\$1,794.39
5408-033-007	\$2,411.91
5408-033-008	\$5,755.48
5408-033-009	\$3,145.54
5408-033-014	\$5,020.63
5408-033-015	\$2,344.48
5408-033-016	\$733.95
5408-033-017	\$1,133.58
5414-001-009	\$16,980.02
5414-003-011	\$7,439.71
5414-003-012	\$2,879.77
5414-003-015	\$21,673.37
5414-004-002	\$2,196.58
5414-004-005	\$4,398.32
5414-004-007	\$28,046.07
5414-005-001	\$1,043.31
5414-005-002	\$1,048.56
5414-005-003	\$1,493.76
5414-005-004	\$1,048.56
5414-005-005	\$1,048.56
5414-005-006	\$1,958.27
5414-005-007	\$1,067.38
5414-005-008	\$1,048.56
5414-005-009	\$1,048.56
5414-005-010	\$1,048.56
5414-005-011	\$1,079.94
5414-005-013	\$1,048.56
5414-005-014	\$1,048.56
5414-005-015	\$1,052.93
5414-005-016	\$1,048.56
5414-005-017	\$1,079.94
5414-005-018	\$20.92
5414-005-019	\$658.84
5414-005-021	\$649.98
5414-005-022	\$635.87
5414-005-023	\$661.24
5414-005-024	\$41.83
5414-005-025	\$493.21
5414-005-026	\$1,398.08
5414-005-029	\$685.60
5414-005-030	\$699.04

5414-005-031	\$752.80
5414-005-032	\$699.04
5414-005-033	\$1,338.57
5414-005-035	\$1,048.56
5414-005-036	\$1,048.56
5414-005-039	\$251.83
5414-005-040	\$1,053.73
5414-005-041	\$530.08
5414-005-042	\$1,048.56
5414-005-043	\$1,048.56
5414-005-044	\$1,048.56
5414-005-045	\$251.83
5414-005-046	\$1,073.08
5414-005-047	\$99.62
5414-005-048	\$1,055.62
5414-005-049	\$1,048.56
5414-005-050	\$1,048.56
5414-005-051	\$1,080.29
5414-005-052	\$1,048.56
5414-005-053	\$1,048.56
5414-005-054	\$793.54
5414-005-055	\$796.56
5414-005-056	\$796.56
5414-005-057	\$251.83
5414-005-058	\$251.83
5414-005-060	\$267.62
5414-005-061	\$267.62
5414-005-062	\$682.91
5414-005-063	\$524.70
5414-005-064	\$1,493.97
5414-005-065	\$104.92
5414-005-066	\$544.56
5414-005-067	\$160.48
5414-005-068	\$1,473.68
5414-005-069	\$2,018.50
5414-005-070	\$1,051.14
5414-005-071	\$1,051.14
5414-006-018	\$3,225.98
5414-006-019	\$2,254.54
5414-006-028	\$2,316.43
5414-007-006	\$1,890.88
5414-007-007	\$1,082.35
5414-007-011	\$3,522.66
5414-007-015	\$6,928.96
5414-007-016	\$3,522.03
5414-007-022	\$18,152.79
5414-007-026	\$23,267.21
5414-007-027	\$9,201.00
5414-007-028	\$3,689.55

5414-008-002	\$1,217.98
5414-008-003	\$1,833.32
5414-008-006	\$1,149.47
5414-008-007	\$3,554.19
5414-008-008	\$1,720.67
5414-008-009	\$682.36
5414-008-012	\$2,824.28
5414-008-013	\$1,115.12
5414-008-014	\$2,426.63
5414-008-015	\$2,792.16
5414-008-016	\$5,449.49
5414-008-017	\$980.92
5414-008-018	\$3,351.75
5414-009-001	\$1,024.30
5414-009-002	\$544.73
5414-009-003	\$479.00
5414-009-004	\$483.49
5414-009-005	\$1,484.41
5414-009-006	\$675.55
5414-009-007	\$601.17
5414-010-001	\$676.68
5414-010-002	\$1,471.41
5414-010-003	\$555.45
5414-010-004	\$107.31
5414-010-005	\$2,091.80
5414-011-004	\$425.50
5414-011-005	\$426.17
5414-011-006	\$856.02
5414-011-007	\$2,017.10
5414-011-008	\$2,584.67
5414-011-009	\$2,565.79
5414-011-010	\$1,778.62
5414-011-011	\$1,846.76
5414-011-013	\$833.15
5414-011-014	\$1,525.21
5414-011-015	\$760.78
5414-011-016	\$1,860.29
5414-011-017	\$1,919.91
5414-011-021	\$2,554.01
5414-011-022	\$2,825.89
5414-011-023	\$993.88
5414-011-024	\$105.97
5414-011-025	\$2,230.05
5414-011-026	\$3,906.27
5414-011-027	\$1,814.91
5414-011-030	\$3,367.17
5414-011-031	\$821.30
5414-011-032	\$2,712.98
5414-012-001	\$3,452.56

5414-012-002	\$1,647.60
5414-012-006	\$7,648.99
5414-012-010	\$1,000.81
5414-012-011	\$2,770.69
5414-012-013	\$7,893.45
5414-012-014	\$3,953.02
5414-013-012	\$20,884.25
5414-013-014	\$11,674.29
5414-014-001	\$17,412.70
5414-015-008	\$24,251.43
5414-015-009	\$5,019.19
5414-015-010	\$6,166.63
5406-024-016	\$ 11,121.60
5406-028-013	\$ 840.00
5406-028-087	\$ 8,232.00
5406-028-088	\$ 672.00
5407-008-001	\$ 1,461.60
5407-008-002	\$ 856.80
5407-008-005	\$ 672.00
5407-008-006	\$ 672.00
5407-008-007	\$ 672.00
5407-008-008	\$ 789.60
5407-008-009	\$ 789.60
5407-009-001	\$ 3,141.60
5407-020-001	\$ 2,604.00
5407-020-015	\$ 604.80
5407-020-017	\$ 3,813.60
5407-020-019	\$ 2,016.00
5407-020-903	\$ 4,032.00
5407-021-902	\$ 13,708.80
5407-023-001	\$ 1,008.00
5407-023-003	\$ 1,008.00
5407-023-005	\$ 1,125.60
5407-023-006	\$ 2,688.00
5407-023-007	\$ 672.00
5407-023-008	\$ 554.40
5407-023-011	\$ 672.00
5407-023-012	\$ 672.00
5407-023-015	\$ 924.00
5407-023-023	\$ 225.12
5407-023-024	\$ 225.12
5407-023-025	\$ 225.12
5407-023-026	\$ 225.12
5407-023-027	\$ 225.12
5407-024-004	\$ 504.00
5407-024-005	\$ 504.00
5407-024-006	\$ 504.00
5407-024-007	\$ 504.00
5407-024-015	\$ 672.00

5407-024-016	\$ 1,344.00
5407-024-018	\$ 1,008.00
5407-025-008	\$ 1,058.40
5407-025-009	\$ 1,512.00
5407-025-010	\$ 504.00
5407-025-015	\$ 504.00
5408-025-900	\$ 2,352.00
5408-026-903	\$ 7,610.40
5408-027-902	\$ 4,048.80
5408-028-908	\$ 1,680.00
5408-028-909	\$ 15,254.40
5408-028-910	\$ 4,435.20
5408-033-904	\$ 2,016.00
5409-006-030	\$ 3,696.00
5409-007-003	\$ 14,095.20
5409-008-015	\$ 3,259.20
5409-008-016	\$ 3,192.00
5409-008-017	\$ 2,217.60
5409-008-908	\$ 2,335.20
5414-001-004	\$ 672.00
5414-001-005	\$ 672.00
5414-002-001	\$ 1,725.50
5414-002-002	\$ 9,465.72
5414-002-007	\$ 1,760.77
5414-002-009	\$ 5,012.74
5414-003-014	\$ 8,552.39
5414-004-006	\$ 5,350.04
5414-004-900	\$ 2,198.02
5414-006-001	\$ 1,461.35
5414-006-002	\$ 1,695.77
5414-006-003	\$ 1,890.55
5414-006-004	\$ 2,834.80
5414-006-013	\$ 2,093.98
5414-006-021	\$ 3,282.61
5414-006-022	\$ 2,812.37
5414-006-026	\$ 7,195.08
5414-006-027	\$ 6,880.71
5414-006-029	\$ 4,877.32
5414-017-001	\$ 5,215.95
5414-017-002	\$ 2,994.04
5414-017-003	\$ 3,402.75
5414-017-004	\$ 1,930.87
5414-017-028	\$ 3,214.72

ATTACHMENT I

REGISTERED PROFESSIONAL ENGINEER'S REPORT

**GREATER CHINATOWN
BUSINESS AND COMMUNITY BENEFIT
BUSINESS IMPROVEMENT DISTRICT**

ATTACHMENT 1

**DISTRICT
ASSESSMENT ENGINEER'S
REPORT**

*Prepared by
Edward V. Henning,
California Registered Professional Engineer # 26549
Edward Henning & Associates*

NOVEMBER 15, 2007

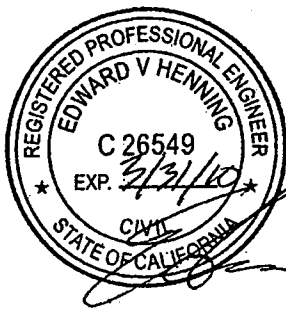
- AMENDED MAY 14, 2008 -

DISTRICT ASSESSMENT ENGINEER'S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the expanded modified Greater Chinatown Business and Community Benefit Business Improvement District ("GCBCBBID") will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



Edward V. Henning

RPE #26549

May 14, 2008

Date

(NOT VALID WITHOUT CERTIFICATION SEAL AND SIGNATURE HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIII D of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the expanded modified GCBCBBID in the City of Los Angeles, California being expanded and modified for a two year period. The discussion and analysis contained within constitutes the required "nexus" of rationale between assessment amounts levied and special benefits derived by properties within the GCBCBBID.

Background

The GCBCBBID is a property-based benefit assessment district being expanded and modified as a Landscaping, Security, Programming and Maintenance Property Business Improvement District (Alpha BID) under Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.618. Due to the benefit assessment nature of assessments levied within an Alpha BID, district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of program benefit each property is expected to derive from the assessments collected. Within the Alpha BID statute, frequent references are made to the concept of relative "benefit" received from Alpha BID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from Alpha BID funded programs and activities may be assessed and only in an amount proportional to the relative benefits expected to be received.

The method used to determine benefits derived by each identified property within an Alpha BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the GCBCBBID, the benefit unit may be measured in linear feet of primary street frontage or parcel size in square feet or building size in square feet or number of building floors or proximity to major corridors in average linear feet, or any combination of these factors. Quantity takeoffs for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the Alpha BID in order to determine any levels of diminished benefit which may apply on a parcel by parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different "weights" or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, district administration and ancillary program costs, are estimated. It is noted, as stipulated in Proposition 218, and now required of all property based assessment districts, indirect or general benefits may not be incorporated into the assessment formula and levied on the District properties; only direct or "special" benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a "net" cost figure. In addition, Proposition 218 no longer automatically exempts government owned property from being assessed and if special benefit is determined to be conferred upon such properties, they must be assessed in proportion to benefits conferred in a manner similar to privately owned property assessments.

From this, the value of a basic benefit unit or "basic net unit cost" can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be

computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as "spreading the assessment" or the "assessment spread" in that all costs are allocated proportionally or "spread" amongst all properties within the Alpha BID.

The method and basis of spreading program costs varies from one Alpha BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. Alpha BIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or "stepped-down" benefits derived.

Supplemental Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the GCBCBBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were "chaptered" into law as Article XIII of the California Constitution.

Since Prop 218 provisions will affect all subsequent calculations to be made in the final assessment formula for the GCBCBBID, Prop 218 requirements will be taken into account first. The key provisions of Prop 218 along with a description of how the GCBCBBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed"

All of the "identified" individual parcels within the GCBCBBID will derive special benefit from the District programs and activities. The benefits are special and unique only to the identified properties within the District because programs and services (i.e. street operations and beautification; district identity; administration and corporate operations; and contingency/reserves) will only be provided directly for the identified properties. These identified benefiting parcels are shown on the Boundary Map within the Modified Management District Plan and are listed as an attachment to the Modified Plan and this report - identified by assessor parcel number. Three benefit zones have been identified within the GCBCBBID. Only commercially zoned parcels shall be assessed to fund special benefit services as outlined in the Modified Management Plan which will benefit proportionately to the programs and services based on the levels of service and the corresponding cost estimates. It is noted that while there may be residential and mixed use residential properties within the GCBCBBID, there are no parcels zoned solely for residential or agricultural use.

Boundary Description

In general, the boundaries of the expanded and modified GCBCBBID will remain the same as the previously City approved boundaries for the existing Los Angeles Chinatown BID, but will include new areas on the periphery of that District.

The following rationale was used to justify the inclusion and exclusion of various parcels in the modified and expanded GCBCBBID.

Parcels fronting on both sides of College Street directly west of Highway 110::

Parcels on both sides of the street on the west side of the Highway 110 bridge along College Street up to the east side of Figueroa Terrace are included in the District so as to create a system of cleanliness and order on both sides of the bridge. This bridge serves as the primary portal of entry from the west into Chinatown and it is a critical link to this system of cleanliness and public safety. This area has been a significant source of public safety concerns since the creation of the original Los Angeles Chinatown BID in 2000.

Parcels along the east side of Alameda Street/North Spring Street from the convergence of North Main Street and Alameda Street to Elmyra Street.

Currently, the parcels along the west side of Alameda Street are included in the existing Los Angeles Chinatown BID. Since this is the key vehicular portal of entry from the north and the gateway to the newly completed Los Angeles State Historical Park (Cornfields) and so as to implement a system of cleanliness and order along the northeastern boundary of Chinatown, both sides of Alameda Street between North Main Street and Elmyra Street are included in the District.

Specifically, the boundaries are as follows:

Western Boundary

Beginning at the intersection of Figueroa Terrace and College Street, expansion area including APN 5406-028-013 and properties one-parcel deep along both sides of College Street to the West of the 110 Freeway; continuing on College Street from the East of the 110 Freeway including properties one-parcel deep to the intersection of College Street and Adobe Street; continuing on College Street including APN 5407-009-001 on the south side of College between Adobe Street and Cleveland Street; including all parcels in the block bounded by College Street, Yale Street, Alpine Street, and Cleveland Street; continuing east on College Street including APN 5408-033-904 which is the Los Angeles Unified School District's Castelar Elementary School that is situated on College Street and mid-block on Hill Street, Alpine Street, and Yale Street; continuing South at the intersection of Yale Street and Alpine Street include APN 5407-023-023, -024, -025, -026, -027, APN 5407-023-008, and all parcels fronting the Westside of Yale Street between Alpine Street and

Ord Street; continuing at the intersection of Ord Street and Hill Place include all parcels fronting the southside of Ord Street between Hill Place and Teed Street.

Eastern Boundary

The block bounded by Alpine Street, North Spring Street, Ord Street, and New High Street which contain APNs 5408-026-902, -903, -900 are to be included in the eastern boundary; the block bounded by Alpine Street, Alameda Street, Ord Street, and North Spring Street which contain APNs 5408-038-909, -910 are to be included in the eastern boundary; continuing north along Alameda Street including properties one-parcel deep only fronting the eastside of Alameda Street between the corner of Main Street and Alameda Street to Uewellyn Street and APN 5409-006-030 on the corner of Uewellyn Street and Alameda Street.

Northern Boundary

Beginning at the intersection of North Broadway and Bernard Street, East on Bernard Street including properties one-parcel deep fronting the north side of Bernard Street to Doyle Place; continuing at the intersection of Hill Street and Bernard Street including properties one-parcel deep fronting the south side of Bernard Street; continuing at the intersection of Bernard Street and Yale Street including properties one-parcel deep fronting the eastside of Yale Street; continuing mid-block on Yale Street on the Westside of Yale Street including properties one-parcel deep fronting the Westside of Yale Street moving north to the intersection of Yale Street and Bernard Street; continuing on Bernard Street to Adobe Street including properties one-parcel deep fronting the eastside of Adobe Street.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

As stipulated by Proposition 218, assessment District programs and activities may confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the property owners. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

In the case of the GCBCBBID, the very nature of the purpose of this district is to fund supplemental programs, improvements and services within the Alpha BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. Specifically they include:

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

SIDEWALK OPERATIONS AND BEAUTIFICATION: \$134,109.00 of \$ 683,422.00 is added by the expansion area to the

existing budget for sidewalk operations and beautification.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Private security over and above those services currently provided by the Los Angeles Police Department;
- ☐ Regular sidewalk and gutter sweeping,
- ☐ Regular sidewalk steam cleaning
- ☐ Spot steam cleaning as necessary
- ☐ Enhanced trash emptying;
- ☐ Removal of bulky items as necessary
- ☐ Graffiti removal, within 24 hours as necessary
- ☐ Tree and vegetation maintenance and plan
- ☐ Equipment, supplies, tools
- ☐ Vehicle maintenance and insurance
- ☐ Maintenance personnel and supervisor/oversight costs

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

DISTRICT IDENTITY: \$48,767.00 of \$ 248,517.00 is added by the expansion area to the existing budget for District Identity.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Special events
- ☐ Marketing and Promotions strategies
- ☐ Holiday decorations
- ☐ Personnel related to Marketing and Promotions
- ☐ Web site development and maintenance
- ☐ Advertising
- ☐ Communications

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

ADMINISTRATION AND CORPORATE OPERATIONS: \$36,575.00 of \$186,388.00 is added by the expansion area to the existing budget for Administration and Corporate Operations.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Staff and administrative costs
- ☐ Insurance
- ☐ Office related expenses

- ☐ Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

CONTINGENCY/CITY FEES/RESERVE: \$9,700.00 of \$ 124,335.00 is added by the expansion area to the existing budget for Contingency/City Fees/Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- ☐ Delinquencies*
- ☐ City Fees**
- ☐ Reserves***

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense is found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves may be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year.

Funding Allocation Limitations

Since the proposed district is a modified expanded version of the original Chinatown District established in 2000 and the expansion is being ratified only by owners within the expansion area, funding for all services, programs and improvements within the expansion area are limited to assessments actually levied and collected from expansion area parcels. The Year 1 allocation limitation by budgetary program line item is as follows: \$134,109.00 for Sidewalk Operations and Beautification; \$48,767.00 for District Identity; \$36,575.00 for Administration and Corporate Operations; and, \$9,700.00 for Contingency/City Fees/Reserve. All remaining assessments collected are to be expended within the original Chinatown District boundaries.

Benefit Zones

There are three benefit zones within the proposed modified expanded district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the various benefit zones. Levels

and types of services to be provided in each Benefit Zone are based on a combination of service NEED and program DESIGN. Linear frontage will be assessed on all sides, except in Benefit Zone 3 where only the western frontage of the parcels on the east side of Alameda Street will be assessed.

Benefit Zone 1 parcels shall be assessed the highest rate on the basis of linear frontage, lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services. This is due to a combination of service NEED and program DESIGN in that this core area experiences the highest volume of pedestrian traffic and activity and in turn generates the highest amount of debris and trash. In addition, because this is the main thoroughfare through Chinatown, there is a desire to keep it the cleanest from an image standpoint.

Benefit Zone 2 parcels shall be assessed a lower rate on the basis of linear frontage, lot size and building square footage due to the fact that the special benefit to be funded in this Benefit Zone is for services related to Sidewalk Operations and Beautification, to a lesser extent for District Identity and for Administration and Corporate Operations. Benefit Zone 2 parcel owners will pay a lesser amount relative to Benefit Zone 1 parcel owners due to the lower frequency of special benefit services. This is again due to a combination of service NEED and program DESIGN in that these areas have reduced levels of pedestrian activity and lower levels of debris and trash. Also since the streets in Zone 2 are secondary travel corridors, the programmed levels of service are designed at slightly reduced frequencies.

Benefit Zone 3 parcels will be assessed only on a street frontage basis due to diminished services being provided to these periphery properties. Those parcels on the east side of Alameda Street/North Spring Street will be assessed only on the western side since special benefit services will be conferred only along the western frontages of these parcels and only for services related to Sidewalk Operations and Beautification. Zone 3 properties represent the peripheral edges of Chinatown and do not experience much pedestrian traffic and activity. Therefore the NEED for services is far less than Zone 1 and 2. Also, by DESIGN, the programs and services to be provided for the commercial land uses in Zone 3 are quite limited when compared to the more intense retail/restaurant/tourist land uses in Zones 1 and 2.

Frequency of Services

The frequency of services is pre-programmed and determined by the costs apportioned to each benefiting parcel as shown in the two tables below. Benefit Zone 1 parcels will derive the greatest benefit and shall pay for all special benefit services. Benefit Zone 2 parcels will derive lesser benefit and shall be assessed a lower rate on the basis of linear frontage, lot size and building square footage. Benefit Zone 3 parcels will derive the least frequency of special benefits as their position in the eastern periphery of the district requires only periodic clean and safe services and shall be assessed only on the basis of linear frontage. The specific frequencies proposed are as follows:

FREQUENCY OF SPECIAL BENEFIT SERVICES BY BENEFIT ZONE:

<i>Special Benefit Service</i>	<i>Benefit Zone 1 Frequency</i>	<i>Benefit Zone 2 Frequency</i>
Private Security	Daily	Daily
Regular sidewalk sweeping	7 days per week	6 days per week
Steam cleaning	2 – 4 times per year	2 – 3 times per year
Beautification, landscaping	As funding permits	As funding permits
Enhanced trash emptying	Daily	6 days per week
Removal of bulky items	As needed	As needed
Graffiti removal within 24 hours	As needed	As needed
Enhanced tree planting and maintenance	As needed	As needed
Parking assistance	As needed	Not applicable
Special events	Seasonally	Seasonally
Marketing and Promotions	Based upon programs	Based upon programs
Advertising	As determined	As determined
Administration	Ongoing oversight	Ongoing oversight

<i>Special Benefit Service</i>	<i>Benefit Zone 3 Frequency</i>
Private Security	Daily
Regular sidewalk sweeping	6 days per week,
Steam cleaning	Twice per year as feasible
Beautification and landscaping	As funding permits
Enhanced trash emptying	6 days per week
Removal of bulky items	As needed
Graffiti removal within 24 hours	As needed
Enhanced tree planting and maintenance	As funded and scheduled
Parking assistance	Not funded
Special events	Not funded
Marketing and Promotions	Not funded
Advertising	As determined
Administration	Ongoing oversight

Two Year Operating Budget:

A projected two-year operating budget for the GCBCBBID is shown below. Assessments will be subject to changes in the Los Angeles County Consumer Price Index (CPI), or an amount not to exceed 5% (five percent) per year.

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed 10% of the total budget for all program and activities. If deviation in a budget line item exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and such changes could or may adversely impact the benefits received by the assessed property owners in the District, the District will request City Council authorization to modify the programs, improvements and activities to be funded pursuant to the GCBCBBID ordinance. However, in no event may the Owners Association spend more than the total amount budgeted in the Management District Plan for any given year, including

delinquent payments, interest income and rollover funds, without City Clerk or City Council approval. The 2 year projected budget is as follows:

Projected Budget	FY 1	FY 2
Sidewalk Operations/Beautification	\$ 683,422.00	\$717,593.10
District Identity	\$ 248,517.00	\$260,942.85
Administrative/Corporate Operations	\$186,388.00	\$195,707.40
Contingency/Reserve	\$124,335.00	\$130,551.75
Total	\$1,242,662.00	\$1,304,795.10

Each of these programs and activities work together to create a more pleasing environment within the district that is conducive to strengthening the current and future economic vitality of the commercial corridor through the attraction and retention of new business and increased commerce. The programs, improvements and services are designed to specifically benefit the assessed properties within the Alpha BID boundaries. The proposed Alpha BID assessments will only be levied on properties within the Alpha BID boundaries that specially benefit from Alpha BID services, improvements and activities. Assessment revenues will be spent to deliver services that provide a direct and special benefit to assessed parcels and to improve the economic vitality of these properties. Inasmuch as no services will be provided beyond the Alpha BID boundaries to the surrounding communities or to the public in general, any general benefits are unintentional. It is hereby determined that general benefits, if any, are not quantifiable, measurable, or tangible

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

The proportionate special benefit cost for each parcel is listed in Appendix A attached hereto. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) would be computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the GCBCBBID, they are also considerably less than other options considered by the GCBCBBID steering committee. The actual assessment rates for each parcel within the Alpha BID directly relate to the level of service to be provided within the benefit zones and the respective numerics for each parcel (i.e. lot size, building size and/or street frontage).

Finding 5. From Section 4(a): "Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment....."

There are several publicly owned properties currently within the proposed District. The GCBCBBID Management Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive benefits, commensurate with the assessments paid into the Greater Chinatown LSPMPBID. The publicly owned parcels are presumed to benefit equally to the privately owned parcels, consistent with their location within their respective benefit zones. Each of these properties is physically and geographically integral to the culture and commerce of this business neighborhood. There is no conclusive evidence that these parcels would not receive special benefit from the programs, services and improvements proposed to be funded via District assessments. They are as follows:

Legal Owner	APN	Benefit Zone	Site #	St Name	Assessment	Percent
L A CITY	5407 020 903	3	841	Yale St	\$ 4,032.00	0.3245%
L A CITY	5407 021 902	3	801	Yale St	\$ 13,708.80	1.1032%
L A CITY	5408 017 904	2	657	N Hill St	\$ 3,993.36	0.3214%
L A CITY	5409 008 908	3	901	S Main St	\$ 2,355.20	0.1879%
L A CO CAPITAL ASSET LEASING	5408 025 900	3	725	N Spring St	\$ 2,352.00	0.1893%
L A CO CAPITAL ASSET LEASING	5408 026 903	3	739	N Spring St	\$ 7,610.40	0.6125%
L A CO CAPITAL ASSET LEASING	5408 027 902	3	747	N Spring St	\$ 4,048.80	0.3258%
L A CO CAPITAL ASSET LEASING	5408 028 908	3	1055	N Alameda St	\$ 1,680.00	0.1352%
L A CO CAPITAL ASSET LEASING	5408 028 909	3	1055	N Alameda St	\$ 15,254.40	1.2276%
L A CO CAPITAL ASSET LEASING	5408 028 910	3	1055	N Alameda St	\$ 4,435.20	0.3569%
LAUSD	5408-033-904	3	840	Yale St	\$ 2,016.00	0.1622%

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the GCBCBBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown on Appendix A to the Management District Plan. The District and resultant assessment payments will continue for two years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment in Zone 1 and Zone 2 is attributed to the specific amount of property square footage, building square footage, and street frontage while Zone 3 is based only on street frontage. There are three (3) Benefit Zones identified.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Alpha BID assessment formulas typically are based on either property street frontage or parcel and building size or location, all which relate to the amount of special benefit conferred on a particular parcel and the proportionate assessment to be paid. The formula may base assessments on a single factor or a combination of factors.

The specific nature of the program activities to be funded by the GCBCBBID (i.e. street operations and beautification; district identity; administration and corporate operations; and contingency/reserves) relate directly to the proportionate amount of building area, land area, and/or street frontage.

The “Basic Benefit Units” will be expressed as a function of building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), and/or street frontage (Benefit Unit “C”). Based on the shape of the GCBCBBID, as well as the nature of the District program elements, it is determined that all properties will gain a direct and proportionate degree of benefit based either on the respective amount of building size, parcel size, and/ or street frontage.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified benefiting properties, the respective assessable benefit units are listed below:

<i>Benefit Zone</i>	<i>Linear Frontage (UNIT C)</i>	<i>Lot Square Footage (UNIT B)</i>	<i>Building Square Footage (UNIT A)</i>
1	4,654 linear feet	721,170 sq. ft.	679,649 sq. ft.
2	14,636 linear feet	1,816,087 sq. ft.	1,816,087 sq. ft.
3	8,530 linear feet	NA	NA
Total	27,820 linear feet	2,537,257 sq. ft.	2,495,736 sq. ft.

The revenue generated by benefit unit within each benefit zone is as follows:

<i>Benefit Zone</i>	<i>Linear Frontage (UNIT C)</i>	<i>Lot Square Footage (UNIT B)</i>	<i>Building Square Footage (UNIT A)</i>	<i>Total by Benefit Zone</i>
1	\$ 97,733	\$ 108,359	\$ 142,726	\$ 348,818
2	\$ 245,880	\$ 218,301	\$ 286,359	\$ 750,540
3	\$ 143,304	\$ 00.00	\$ 00.00	\$ 143,304
Total	\$486,917	\$ 326,660	\$ 429,085	\$1,242,662

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the GCBCBBID was computed from data extracted from City of Los Angeles City Clerk land records as well as County of Los Angeles Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the Alpha BID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

Step 4. Determine Assessment Formula

The GCBCBBID assessment is to be based on three Basic Benefit Unit factors; building size (Benefit "A" Unit), parcel size (Benefit "B" Units), and/or street frontage (Benefit "C" Units), within three (3) Benefit Zones. It has been determined that the assessments should be levied approximately 30% (28.1% actual) on Zone 1, approximately 60% (59.2% actual) on Zone 2 and approximately 10% (12.7% actual) on Zone 3. Furthermore, Zone 1 Units A, B and C revenues are targeted at 40%, 30% and 30% of Zone 1 revenue (40.9%, 31.1% and 28% actual); Zone 2 Units A, B

and C revenues are targeted at 35%, 30% and 35% of Zone 2 revenue (36.9%, 29.7% and 33.4% actual); and, Zone 3 Unit C revenue is targeted at 100% of Zone 3 revenue (11.53% actual).

Assessment Formula Factors:

Zone 1

(Benefit Unit "1-A") = $\$1,242,662 \times 11.49\% / 679,649 \text{ units} = \$0.21/\text{unit}$

(Benefit Unit "1-B") = $\$1,242,662 \times 8.72\% / 721,170 \text{ units} = \$0.150255/\text{unit}$

(Benefit Unit "1-C") = $\$1,242,662 \times 7.87\% / 4,654 \text{ units} = \$21.00/\text{unit}$

Zone 2

(Benefit Unit "2-A") = $\$1,242,662 \times 24.55\% / 1,816,087 \text{ units} = \$0.1680/\text{unit}$

(Benefit Unit "2-B") = $\$1,242,662 \times 17.57\% / 1,816,087 \text{ units} = \$0.120204/\text{unit}$

(Benefit Unit "2-C") = $\$1,242,662 \times 19.79\% / 14,636 \text{ units} = \$16.80/\text{unit}$

Zone 3

(Benefit Unit "3-C") = $\$1,242,662 \times 11.53\% / 8,530 \text{ units} = \$16.80/\text{unit}$

Step 5. Estimate Total District Costs

The total District costs are shown below.

Total Year 1 District Costs

PROGRAM OR ACTIVITY FUNDED BY GREATER CHINATOWN PROPERTY BUSINESS IMPROVEMENT DISTRICT	APPROXIMATE% OF FIRST YEAR ANNUAL BUDGET	ESTIMATED ANNUAL COSTS (FIRST YEAR)
Sidewalk Operations, Beautification (Security, sidewalk cleaning)	55%	\$ 683,422.00
District Identity (Marketing and Promotions)	20%	\$ 248,517.00
Administration/Corporate Operations	15%	\$ 186,388.00
Contingency/City Fees/Reserves	10%	\$ 124,335.00
<i>TOTAL</i>	<i>100%</i>	<i>\$ 1,242,662.00</i>

Step 6. Separate General Benefits from Special Benefits and Related Costs (Prop 218)

All general benefits (if any) are intangible and unquantifiable. All benefits derived from the assessments outlined in the District Management Plan are for services directly benefiting the property owners within this area and support increased commerce. All decorations, promotions, maintenance, and professional and administration services are provided solely to properties within the district to enhance the image and value of the properties and businesses within the GCBCBBID. No services are delivered outside the boundaries. Any potential spill over effect is unquantifiable. Total District revenues are shown below.

Total Year 1 District Revenues

Funding Source	Subtotal Revenue	% of Total
Alpha BID Assessments	\$ 1,242,662.00	100.00%
TOTAL DISTRICT REVENUE	\$ 1,242,662.00	100.00%

Step 7. Calculate "Basic Unit Cost"

With a Year 1 budget of \$ 1,242,662.00 (special benefit only), the Basic Unit Costs ("A", "B" and/or "C") are shown above in Step 4. Since the Alpha BID is planned for a two year term, maximum assessments for future years (Year2) must be set at the inception of the Alpha BID. An annual inflationary CPI based rate increase of up to 5% may be imposed for Year 2, on approval by the Alpha BID Property Owner's Association. The maximum annual rates for Years 1-2 are as follows:

Year 1-3 Maximum Assessment Rates

ZONE 1

Projected Assessment	FY 1	FY2
Linear Frontage	\$21.00	\$22.05
Lot Square Footage	\$0.150255	\$0.157767
Building Square Footage	\$0.21	\$0.2205

ZONE 2

Projected Assessment	FY 1	FY2
Linear Frontage	\$16.80	\$17.64
Lot Square Footage	\$0.120204	\$0.126214
Building Square Footage	\$0.1680	\$0.1764

ZONE 3

Projected Assessment	FY 1	FY2
Linear Frontage	\$16.80	\$17.64
Lot Square Footage	\$0.00	\$0.00
Building Square Footage	\$0.00	\$0.00

Step 8. Spread the Assessments

The resultant assessment spread calculations for each parcel within the Alpha BID are shown in Appendix A attached hereto and were determined by applying the District assessment formula to each identified benefiting property.

APPENDIX A

YEAR 1 ASSESSMENT ROLL

APN	YR 1 ASSM'T
5408-013-004	\$ 2,505.64
5408-013-007	\$ 2,411.65
5408-013-010	\$ 1,534.86
5408-013-011	\$ 1,312.09
5408-013-012	\$ 2,729.42
5408-013-013	\$ 646.38
5408-013-016	\$ 3,599.99
5408-013-017	\$ 6,018.67
5408-013-023	\$ 2,503.35
5408-013-024	\$ 240.77
5408-013-025	\$ 1,644.16
5408-013-026	\$ 6,050.79
5408-013-029	\$ 612.93
5408-013-030	\$ 1,059.20
5408-013-031	\$ 2,097.76
5408-013-032	\$ 3,405.93
5408-013-033	\$ 17,015.79
5408-014-018	\$ 6,846.97
5408-015-003	\$ 3,591.32
5408-016-004	\$ 7,525.22
5408-016-013	\$ 3,026.14
5408-016-017	\$ 1,992.75
5408-016-018	\$ 2,548.76
5408-017-904	\$ 3,993.39
5408-018-003	\$ 1,467.87
5408-018-016	\$ 2,244.15
5408-018-017	\$ 2,930.70
5408-018-021	\$ 13,324.48
5408-018-023	\$ 4,424.89
5408-018-024	\$ 17,317.61
5408-018-025	\$ 4,426.09
5408-018-026	\$ 3,809.90
5408-019-006	\$ 1,696.04
5408-019-007	\$ 3,051.29
5408-019-008	\$ 2,074.01
5408-019-009	\$ 3,653.86
5408-019-010	\$ 1,247.89
5408-019-013	\$ 4,422.21
5408-019-014	\$ 5,861.03
5408-019-016	\$ 805.81

APN	YR 1 ASSM'T
5408-019-017	\$ 230.61
5408-019-018	\$ 124.83
5408-019-019	\$ 191.59
5408-019-020	\$ 208.29
5408-019-021	\$ 96.04
5408-019-022	\$ 206.41
5408-019-023	\$ 286.94
5408-019-024	\$ 821.67
5408-019-026	\$ 291.74
5408-019-027	\$ 154.67
5408-019-028	\$ 179.08
5408-019-029	\$ 85.26
5408-019-030	\$ 124.20
5408-019-032	\$ 92.22
5408-019-034	\$ 168.64
5408-019-035	\$ 218.72
5408-019-037	\$ 372.94
5408-019-038	\$ 254.18
5408-019-040	\$ 431.53
5408-019-041	\$ 325.12
5408-019-042	\$ 262.53
5408-019-043	\$ 212.46
5408-019-044	\$ 131.09
5408-019-045	\$ 235.41
5408-019-046	\$ 141.52
5408-019-047	\$ 141.52
5408-019-048	\$ 173.44
5408-019-049	\$ 231.23
5408-019-050	\$ 168.85
5408-019-051	\$ 283.40
5408-019-052	\$ 262.53
5408-019-053	\$ 160.30
5408-019-055	\$ 354.46
5408-019-056	\$ 809.74
5408-019-057	\$ 120.66
5408-019-058	\$ 359.50
5408-019-061	\$ 1,841.90
5408-020-003	\$ 12,288.78
5408-020-004	\$ 5,779.25
5408-020-005	\$ 3,241.23

5408-020-006	\$	2,537.22
5408-020-008	\$	1,716.82
5408-020-009	\$	12,838.22
5408-021-001	\$	4,715.30
5408-021-002	\$	3,343.46
5408-021-014	\$	7,228.66
5408-021-015	\$	20,761.14
5408-021-016	\$	17,172.54
5408-022-001	\$	4,550.96
5408-022-002	\$	1,426.76
5408-022-003	\$	8,800.44
5408-022-004	\$	4,519.47
5408-023-001	\$	2,351.65
5408-023-002	\$	1,229.96
5408-023-003	\$	1,356.56
5408-023-004	\$	2,222.25
5408-023-005	\$	2,435.90
5408-023-006	\$	1,981.97
5408-024-003	\$	3,255.72
5408-024-005	\$	1,326.43
5408-024-006	\$	900.41
5408-024-007	\$	7,082.21
5408-024-009	\$	1,574.51
5408-024-011	\$	2,151.16
5408-024-013	\$	3,424.11
5408-025-001	\$	3,815.36
5408-025-003	\$	1,935.43
5408-025-007	\$	5,124.43
5408-025-012	\$	18.87
5408-025-013	\$	9.98
5408-027-005	\$	5,202.20
5408-027-006	\$	2,318.55
5408-027-008	\$	4,555.34
5408-028-004	\$	3,322.26
5408-028-012	\$	7,397.16
5408-028-013	\$	3,506.37
5408-029-001	\$	2,917.10
5408-029-004	\$	7,078.56
5408-029-005	\$	21,288.33
5408-030-002	\$	4,824.93
5408-030-008	\$	28,886.50
5408-030-009	\$	5,789.68
5408-030-010	\$	2,041.21
5408-030-011	\$	576.77
5408-030-012	\$	576.77
5408-030-015	\$	5,247.65
5408-030-017	\$	764.34
5408-030-018	\$	757.41
5408-030-019	\$	801.09
5408-030-020	\$	833.22
5408-030-021	\$	824.61
5408-030-022	\$	828.81
5408-030-023	\$	780.30
5408-030-024	\$	759.93
5408-030-025	\$	751.53
5408-030-026	\$	795.21
5408-030-027	\$	796.26
5408-030-028	\$	833.22
5408-030-029	\$	771.27

5408-030-030	\$	772.53
5408-030-031	\$	4,535.67
5408-030-034	\$	9,986.19
5408-031-001	\$	9,596.52
5408-031-007	\$	650.53
5408-031-008	\$	1,283.56
5408-031-009	\$	649.26
5408-031-013	\$	10,647.63
5408-031-015	\$	19,698.19
5408-032-001	\$	1,644.21
5408-032-006	\$	6,586.05
5408-032-007	\$	2,985.32
5408-032-008	\$	4,929.95
5408-032-009	\$	2,780.47
5408-032-010	\$	2,414.91
5408-032-011	\$	3,078.77
5408-032-012	\$	9,472.84
5408-032-013	\$	2,937.71
5408-032-014	\$	4,794.53
5408-032-019	\$	1,712.08
5408-032-024	\$	4,031.20
5408-032-025	\$	5,116.73
5408-032-026	\$	9,635.00
5408-032-027	\$	18,167.57
5408-033-003	\$	2,477.84
5408-033-005	\$	2,432.31
5408-033-006	\$	1,794.39
5408-033-007	\$	2,411.91
5408-033-008	\$	5,755.48
5408-033-009	\$	3,145.54
5408-033-014	\$	5,020.63
5408-033-015	\$	2,344.48
5408-033-016	\$	733.95
5408-033-017	\$	1,133.58
5414-001-009	\$	16,980.02
5414-003-011	\$	7,439.71
5414-003-012	\$	2,879.77
5414-003-015	\$	21,673.37
5414-004-002	\$	2,196.58
5414-004-005	\$	4,398.32
5414-004-007	\$	28,046.07
5414-005-001	\$	1,043.31
5414-005-002	\$	1,048.56
5414-005-003	\$	1,493.76
5414-005-004	\$	1,048.56
5414-005-005	\$	1,048.56
5414-005-006	\$	1,958.27
5414-005-007	\$	1,067.38
5414-005-008	\$	1,048.56
5414-005-009	\$	1,048.56
5414-005-010	\$	1,048.56
5414-005-011	\$	1,079.94
5414-005-013	\$	1,048.56
5414-005-014	\$	1,048.56
5414-005-015	\$	1,052.93
5414-005-016	\$	1,048.56
5414-005-017	\$	1,079.94
5414-005-018	\$	20.92
5414-005-019	\$	658.84

5414-005-021	\$	649.98
5414-005-022	\$	635.87
5414-005-023	\$	661.24
5414-005-024	\$	41.83
5414-005-025	\$	493.21
5414-005-026	\$	1,398.08
5414-005-029	\$	685.60
5414-005-030	\$	699.04
5414-005-031	\$	752.80
5414-005-032	\$	699.04
5414-005-033	\$	1,338.57
5414-005-035	\$	1,048.56
5414-005-036	\$	1,048.56
5414-005-039	\$	251.83
5414-005-040	\$	1,053.73
5414-005-041	\$	530.08
5414-005-042	\$	1,048.56
5414-005-043	\$	1,048.56
5414-005-044	\$	1,048.56
5414-005-045	\$	251.83
5414-005-046	\$	1,073.08
5414-005-047	\$	99.62
5414-005-048	\$	1,055.62
5414-005-049	\$	1,048.56
5414-005-050	\$	1,048.56
5414-005-051	\$	1,080.29
5414-005-052	\$	1,048.56
5414-005-053	\$	1,048.56
5414-005-054	\$	793.54
5414-005-055	\$	796.56
5414-005-056	\$	796.56
5414-005-057	\$	251.83
5414-005-058	\$	251.83
5414-005-060	\$	267.62
5414-005-061	\$	267.62
5414-005-062	\$	682.91
5414-005-063	\$	524.70
5414-005-064	\$	1,493.97
5414-005-065	\$	104.92
5414-005-066	\$	544.56
5414-005-067	\$	160.48
5414-005-068	\$	1,473.68
5414-005-069	\$	2,018.50
5414-005-070	\$	1,051.14
5414-005-071	\$	1,051.14
5414-006-018	\$	3,225.98
5414-006-019	\$	2,254.54
5414-006-028	\$	2,316.43
5414-007-006	\$	1,890.88
5414-007-007	\$	1,082.35
5414-007-011	\$	3,522.66
5414-007-015	\$	6,928.96
5414-007-016	\$	3,522.03
5414-007-022	\$	18,152.79
5414-007-026	\$	23,267.21
5414-007-027	\$	9,201.00
5414-007-028	\$	3,689.55
5414-008-002	\$	1,217.98
5414-008-003	\$	1,833.32

5414-008-006	\$	1,149.47
5414-008-007	\$	3,554.19
5414-008-008	\$	1,720.67
5414-008-009	\$	682.36
5414-008-012	\$	2,824.28
5414-008-013	\$	1,115.12
5414-008-014	\$	2,426.63
5414-008-015	\$	2,792.16
5414-008-016	\$	5,449.49
5414-008-017	\$	980.92
5414-008-018	\$	3,351.75
5414-009-001	\$	1,024.30
5414-009-002	\$	544.73
5414-009-003	\$	479.00
5414-009-004	\$	483.49
5414-009-005	\$	1,484.41
5414-009-006	\$	675.55
5414-009-007	\$	601.17
5414-010-001	\$	676.68
5414-010-002	\$	1,471.41
5414-010-003	\$	555.45
5414-010-004	\$	107.31
5414-010-005	\$	2,091.80
5414-011-004	\$	425.50
5414-011-005	\$	426.17
5414-011-006	\$	856.02
5414-011-007	\$	2,017.10
5414-011-008	\$	2,584.67
5414-011-009	\$	2,565.79
5414-011-010	\$	1,778.62
5414-011-011	\$	1,846.76
5414-011-013	\$	833.15
5414-011-014	\$	1,525.21
5414-011-015	\$	760.78
5414-011-016	\$	1,860.29
5414-011-017	\$	1,919.91
5414-011-021	\$	2,554.01
5414-011-022	\$	2,825.89
5414-011-023	\$	993.88
5414-011-024	\$	105.97
5414-011-025	\$	2,230.05
5414-011-026	\$	3,906.27
5414-011-027	\$	1,814.91
5414-011-030	\$	3,367.17
5414-011-031	\$	821.30
5414-011-032	\$	2,712.98
5414-012-001	\$	3,452.56
5414-012-002	\$	1,647.60
5414-012-006	\$	7,648.99
5414-012-010	\$	1,000.81
5414-012-011	\$	2,770.69
5414-012-013	\$	7,893.45
5414-012-014	\$	3,953.02
5414-013-012	\$	20,884.25
5414-013-014	\$	11,674.29
5414-014-001	\$	17,412.70
5414-015-008	\$	24,251.43
5414-015-009	\$	5,019.19
5414-015-010	\$	6,166.63

5406-024-016	\$ 11,121.60
5406-028-013	\$ 840.00
5406-028-087	\$ 8,232.00
5406-028-088	\$ 672.00
5407-008-001	\$ 1,461.60
5407-008-002	\$ 856.80
5407-008-005	\$ 672.00
5407-008-006	\$ 672.00
5407-008-007	\$ 672.00
5407-008-008	\$ 789.60
5407-008-009	\$ 789.60
5407-009-001	\$ 3,141.60
5407-020-001	\$ 2,604.00
5407-020-015	\$ 604.80
5407-020-017	\$ 3,813.60
5407-020-019	\$ 2,016.00
5407-020-903	\$ 4,032.00
5407-021-902	\$ 13,708.80
5407-023-001	\$ 1,008.00
5407-023-003	\$ 1,008.00
5407-023-005	\$ 1,125.60
5407-023-006	\$ 2,688.00
5407-023-007	\$ 672.00
5407-023-008	\$ 554.40
5407-023-011	\$ 672.00
5407-023-012	\$ 672.00
5407-023-015	\$ 924.00
5407-023-023	\$ 225.12
5407-023-024	\$ 225.12
5407-023-025	\$ 225.12
5407-023-026	\$ 225.12
5407-023-027	\$ 225.12
5407-024-004	\$ 504.00
5407-024-005	\$ 504.00
5407-024-006	\$ 504.00
5407-024-007	\$ 504.00
5407-024-015	\$ 672.00
5407-024-016	\$ 1,344.00
5407-024-018	\$ 1,008.00
5407-025-008	\$ 1,058.40
5407-025-009	\$ 1,512.00

5407-025-010	\$ 504.00
5407-025-015	\$ 504.00
5408-025-900	\$ 2,352.00
5408-026-903	\$ 7,610.40
5408-027-902	\$ 4,048.80
5408-028-908	\$ 1,680.00
5408-028-909	\$ 15,254.40
5408-028-910	\$ 4,435.20
5408-033-904	\$ 2,016.00
5409-006-030	\$ 3,696.00
5409-007-003	\$ 14,095.20
5409-008-015	\$ 3,259.20
5409-008-016	\$ 3,192.00
5409-008-017	\$ 2,217.60
5409-008-908	\$ 2,335.20
5414-001-004	\$ 672.00
5414-001-005	\$ 672.00
5414-002-001	\$ 1,725.50
5414-002-002	\$ 9,465.72
5414-002-007	\$ 1,760.77
5414-002-009	\$ 5,012.74
5414-003-014	\$ 8,552.39
5414-004-006	\$ 5,350.04
5414-004-900	\$ 2,198.02
5414-006-001	\$ 1,461.35
5414-006-002	\$ 1,695.77
5414-006-003	\$ 1,890.55
5414-006-004	\$ 2,834.80
5414-006-013	\$ 2,093.98
5414-006-021	\$ 3,282.61
5414-006-022	\$ 2,812.37
5414-006-026	\$ 7,195.08
5414-006-027	\$ 6,880.71
5414-006-029	\$ 4,877.32
5414-017-001	\$ 5,215.95
5414-017-002	\$ 2,994.04
5414-017-003	\$ 3,402.75
5414-017-004	\$ 1,930.87
5414-017-028	\$ 3,214.72